

COMPREHENSIVE PLAN AMENDMENT and CONCURRENT PRE-ZONING

Application #2007-M-06 Benson Hill Communities ISSUE PAPER (REVISED July 24, 2007)

DESCRIPTION:

The Benson Hill Communities proposed annexation area includes approximately 2,438-acres of the Benson Hill Area (*Attachment 1, Benson Hill PAA Existing Comprehensive Plan Land Use Designations Map*). This large area is largely residential, with commercial land use in two areas: Benson Hill Shopping Center at Petrovitsky/Carr Rd and 109th Ave SE and the Cascade Shopping Center at 116th Ave SE between SE 168th and SE 172nd Streets.

An annexation election for this area is set for November 6, 2007. Since annexation cannot be implemented without concurrent zoning, the City is reviewing the existing zoning in the 2,438-acre Benson Hill Communities annexation area to determine what future zoning should be under the adopted Renton Comprehensive Plan, and to determine if any amendments are needed to Renton's Plan to better reflect development as it has occurred under County regulations over the past decade.

The Renton Comprehensive Plan and the King County Comprehensive Plan and Zoning enact different densities, uses, and standards for many properties in this area. (*See Attachment 1 for Renton Comprehensive Plan and Attachment 4 for King County zoning*). The task before the City is to evaluate the adopted Renton Comprehensive Plan and decide whether changes should be made to accommodate 1) development patterns already in place as a result of County zoning and 2) changes in the County vision or Renton vision for the area. Differences between the County zoning and Renton potential zoning will need to be resolved by either amending the Renton Comprehensive Plan to match the County zoning, or changing the zoning of properties upon annexation.

ISSUE STATEMENTS:

- Is the City of Renton's current vision for the Benson Hill Communities still appropriate, given land development patterns under County zoning?
- Should the City of Renton amend its Comprehensive Plan Land Use Map and adopt zoning designations consistent with the existing King County Comprehensive Plan and zoning for the Benson Hill Communities?
- Should the City change the current zoning within the area to implement the adopted Renton Comprehensive Plan resulting in down zonings in some areas upon annexation?

BACKGROUND:

Renton Adopted Growth Strategies and Generalized Land Use Policy

The Renton Comprehensive Plan Land Use Plan is based on a set of assumptions and visions about future growth and development in the City and the potential annexation areas (Policy LU-3). The Plan concentrates the highest levels of growth in the emerging Urban Center, which includes the traditional Downtown Core and Urban Center-North, the former industrial area and

site of the Landing Mixed Use Development. *See Attachment 3 for Objective NN and Policies LU-211 through LU-215.* Growth is also anticipated in the following locations:

- 1) Commercial and Multi-family areas surrounding the smaller commercial nodes outside the downtown such as the Highlands, *Policy LU-320*, NE 4th Corridor and Sunset Blvd. *Objective LU-EEE.* The Petrovitsky Corridor and the Cascade Shopping Center commercial nodes are also designated for growth.
- 2) Infill development in single-family residential areas (*Policy LU-9*).

The Plan also maintains a high ratio of two jobs to one housing unit (*Policy LU-16*).

The amount of new stand-alone multi-family growth in the City is restricted outside the Urban Center, and multi-family zoning can only be expanded in areas with multi-family infill sites. Growth is anticipated to occur in areas served by transit and other services that are easier to fund and locate in the Urban Center or around commercial areas. Within the Potential Annexation Areas (PAA), the majority of land use is designated as Residential Single Family (RS) with R-8 zoning, eight dwelling units per net acre. The Plan has an overall goal of a balance between multi-family and single-family (*Policy LU-17*). It is anticipated that the supply of housing in the PAA would remain single-family to balance the increasingly multi-family development in the Urban Center and around the Highlands, Sunset Blvd, NE 4th Corridor and Petrovitsky commercial areas.

Growth Targets and Capacity

Renton's growth targets within the existing City in 2003 (last update) were 4,523 units to be provided by 2022. The City's land capacity for residential was 9,653 units. This figure does not include the additional capacity recently added at the Urban Center-North. Renton's current policy is to maintain a land supply 20 percent above target (*Policy LU-8*).

The King County target for 2001 to 2022 is 1,739 units and capacity is 2,897 units for the Benson Hill portion of the PAA. Upon annexation, cities are required to absorb a share of the King County target based on the proportional acreage in the annexation area (*Policy LU-5*). The specific Benson Hill share of this target is estimated at 770 units. Data from the Puget Sound Regional Council and from King County indicate that the combination of growth occurring in the area since 2001, and the number of permits currently in the King County pipeline, satisfy this target requirement and no additional growth target would be assigned to Renton as a result of annexation. As Renton considers pre-zoning for this area, the excess capacity above targets in the Renton land use system gives the City the ability to make choices about where density will occur as zoning is considered.

The City's approach to land use in the PAA is a result of the emphasis on growth in the Urban Center, maintenance of a balance of single-family and multi-family unit types through the City, restrictions on multi-family zoning in outlying areas, and the desire to locate growth where urban services are more easily maintained. As a result, Renton Comprehensive Plan designations and potential zoning under that land use scheme provides for more single-family housing at lower density than the current zoning within King County. Renton is able to plan for primarily single-family growth because it has an Urban Center that is actively being redeveloped with higher density housing. The estimated capacity in the Benson Hill Communities area under proposed

Renton zoning is approximately 2,000 units, showing an overall reduction from King County capacity of approximately 800 units.

Summary of adopted Renton Comprehensive Plan designations for Benson Hill Communities

The Benson Hill Communities area is designated with multiple land use districts in the adopted Renton Comprehensive Plan. The City will review whether to change any of these districts to accommodate differences with the King County land use system.

The existing designations include the following approximate acreages:

- 108 acres as Residential Low Density (RLD) implemented through three potential zoning districts allowing single family detached dwellings:
 - R-4 (four dwelling units per net acre)
 - R-1 (one dwelling units per net acre)
 - Resource Conservation (resource, agriculture and one dwelling unit per ten acres)
- 1,906 acres as Residential Single Family (RS) implemented through one zoning district allowing only single family detached dwellings:
 - R-8 (eight dwelling units per net acre)
- 200 acres as Residential Medium Density (RMD) implemented through two potential zoning districts allowing single family, townhouse, or multi-family:
 - R-10 (ten dwelling units per net acre)
 - R-14 (14 dwelling units per net acre with a bonus to 18 dwelling units per net acre)
- 91 acres as Residential Multi-family (RMF) implemented through one zoning district allowing townhouses and multi-family:
 - RMF (20 dwelling units per net acre)
- 71 acres as Commercial Corridor (CC) implemented through one zoning district allowing commercial development and mixed use multi-family
 - CA (20 dwelling units per net acre)

A summary of the policy text of each of the Renton land use designations and the zoning that implements them is included in *Attachment 2, Land Use Designation Descriptions and Attachment 3, Relevant Comprehensive Plan Land Use and Housing Element Policies*.

King County Land Use Policy

In the King County Comprehensive Plan, the majority of the area is designated Urban Residential (4-12 dwelling units). The implementing zoning is primarily R-6 and R-8. The area also includes areas of R-12 zoning. The County also has large areas mapped as R-18 and Community Business and a few areas with R-24 and R-48 zoning. This zoning strategy results in a significant amount of medium density single-family and multi-family housing capacity. The

Community Business designation is comparable to Renton's Corridor Commercial designation although it generally allows greater multi-family density (*see Attachment 4*).

Differences Between City and County Land Use Policy

There are several significant differences between County zoning and the zoning that would result if the Renton Comprehensive Plan land use were implemented.

First, the King County Comprehensive Plan and zoning has more acreage in higher density use designations that occur in the Renton land use strategy. For example, Renton R-8 vs. King County R-12. The King County system assigns greater capacity to the area than the Renton system would.

Second, the County zoning regulations, in zones where the mapped zone category name is the same as the Renton zoning, allow approximately 20 percent more capacity (e.g. R-4 in Renton vs. R-4 in King County). This difference occurs across the board because Renton uses a net development density system, while King County uses a gross density system. County zoning allows the development density to be clustered on one portion of a site and density credit is given for environmentally constrained areas retained in open space. This development pattern does not occur in the Renton zoning system because Renton standards do not allow transfer of development rights from critical areas to other parts of a site. The County's zoning allows bonuses up to 20 percent per gross acre while Renton's zoning system has no density bonuses.

In addition, County zoning allows multi-family use in all zones R-4 and above. As a consequence of the density transfer and multi-family allowance, it is possible for a higher density cluster of multi-family use to be built in County zones that appear with lower density designations on a zoning map. Renton zoning does not allow multi-family units on parcels zoned for less than ten dwelling units per net acre.

Attachment 5 is a matrix summary of Renton zoning standards compared with King County zoning. This matrix illustrates the difference between County and City density and other development standards for zones that have similar names but will yield different capacities and types of development upon execution. The chart illustrates how County zoning might be translated into an equivalent City zoning.

Attachment 6 is a map that illustrates both the current adopted Renton land use policy and the adopted King county zoning. The color on the map represents Renton land use policy; while the zone names printed on the map (e.g. "R-6") represent the County zoning.

- The Renton Commercial Corridor designation, in red, is roughly equivalent to the County Community Business designation. However, the County R-48 designation allows greater density than the Renton Commercial Corridor would allow for mixed-use development.
- The Renton Residential Medium Density designation is represented in tan. It is generally consistent with County R-12 and R-18 zoning without bonuses.

- The greatest discrepancy occurs where Renton has mapped areas Residential Single Family that has a maximum density of R-8, net. Many of these areas have County zoning of R-8, which would imply a density under the Renton system closer to R-10.

Attachment 7 shows the changes that would be required in the Renton Comprehensive Plan to translate the zoning in the King County system into the Renton density and use equivalents. A comparison of Attachment 6 and 7 will provide a quick summary of the essential discrepancies between Renton and County land use strategies in this area.

PROPOSED AMENDMENTS:

The proposed Comprehensive Plan and Pre-zoning maps, divided in analysis areas are shown in *Attachment 8*. These maps show the recommended land use that is proposed to amend the Renton Comprehensive Plan for this area in seventeen numbered study analysis areas.

CONCLUSION: The recommendation is to adopt the proposed amendments to the Renton Comprehensive Plan and zoning classifications as proposed.

AMENDMENT GROUP A
RESIDENTIAL LOW DENSITY (RLD):
ANALYSIS AREAS #1, #11, #14, AND #15

- Is the City of Renton's current vision for land use showing predominately Residential Single Family (RS) still appropriate in most of these areas?
- Should the portions of these areas be changed to Residential Low Density designation, which would allow Residential 4 (R-4), Residential 1 (R-1), or Resource Conservation (RD) zoning?

RECOMMENDATION:

Retain the RLD designation and expand the designation by amending the Comprehensive Plan to change RS designation to RLD throughout analysis areas #1, #14, and #15. Area # 11 is designated RMD and is recommended to stay in this land use with R-14 zoning.

- Area #1
Parcels are primarily King County Open Space/ Parks or parcels owned by the Renton School District. Parcels in this area are characterized by critical areas. Private parcels are typically tracts set aside as open space or critical areas during the subdivision process.
- Area #11
Parcels are park land owned by the City of Renton.
- Area #14
Parcels are large with an existing low-density development pattern.
- Area #15
Parcels include City of Renton park property, private lands developed at a low-density pattern, and designated urban separators.

ANALYSIS FOR AMENDMENT GROUP A:

The City of Renton Comprehensive Plan sets aside land for residential low-density use, including lands appropriate for larger lot housing stock at four dwelling units per acre and lands inappropriate for urban densities. Under *Objective LU-DD*, the purpose of the RLD designation is to provide for a range of lifestyles, protect critical areas, provide for urban separators, promote compatible uses, and to provide a transition area to rural designations in King County. The RLD designation in the Comprehensive Plan is implemented using three zoning districts: Resource Conservation (RC), Residential 1 dwelling units per acre (R-1), and Residential four dwelling units per acre (R-4).

The Comprehensive Plan makes a distinction between R-4 zoning and lower density zoning in the policies under *Objective LU-DD*. R-4 zoning should provide for urban, estate-style, and higher income housing on lands without pervasive critical areas. Lower density zoning in the RC and R-1 zones should be implemented in areas with a prevalence of significant environmental constraints. R-1 and RC zones preserve open space and natural resources and protect environmentally sensitive areas by limiting residential development in critical areas, areas

identified as part of a regionally designated urban separator, city-wide or regional open space network, or agricultural lands within the City. Parks are an allowed use within the RLD designation and all of its implementing zones.

Significant environmental constraints occur, as defined in *Policy LU-135*, when:

- 1) *Critical areas encumber a significant percentage of the gross area;*
- 2) *Developable areas are separated from one another by pervasive critical areas or occur on isolated portions of the site and access limitations exist;*
- 3) *The location of the sensitive area results in a non-contiguous development pattern;*
- 4) *The area is a designated urban separator; or*
- 5) *Application of the Critical Areas Ordinance setbacks/buffers and/or net density definition would create a situation where the allowed density could not be accommodated on the remaining net developable area without modification or variances to other standards.*

The differences in the development standards for the zones are in line with the purposes and policies that direct each zone. The R-4 zone provides for, estate-style development through landscaping standards for new plats, residential density at the four dwelling units per acre standard, options for both larger lots and small lot clusters, and setback and yard standards that are larger than higher density single-family areas and smaller than the lower density zones. Development in the RC zone promotes and protects critical areas and agricultural uses through large lot size, very low maximum density, large setbacks, large yard sizes, the absence of landscaping standards, and provisions for agricultural uses. R-1 standards provide an intermediary development standard with urban-style yard and setback standards, like the R-4 zone, but much larger lot sizes and lower densities to provide protection for critical areas and create open space. This zone is used for parks, particularly those with active recreation and small commercial concessions.

Area #1

Lands in this area are mostly public City, County, and School District owned parks and open space lands. These public lands have significant wetlands and slope constraints and meet the criteria of Policy LU-135 for R-1 or RC zoning. These lands are not available for development and have no development capacity in the Buildable Lands inventory. The small amount of private land in Area #1 is also constrained by wetlands and slopes. These lands are currently shown in the Renton Comprehensive Plan, as RS because the RLD designation as currently adopted did not exist when the Comprehensive Plan for this area was last reviewed in 1993. These lands meet the purpose of the RLD designation, *Objective LU-DD*, *Policy LU-135*, and do not meet the Purpose Statement and policies of the RS land use designation. RS “*is intended to be used for quality detached residential development organized into neighborhoods at urban densities*” (Purpose Statement p. IX-27). Amending of the Comprehensive Plan to re-designate these areas as RLD with either R-1 or RC implementing zoning is recommended. Area #1 is shown on the preliminary pre-zoning map as R-1.

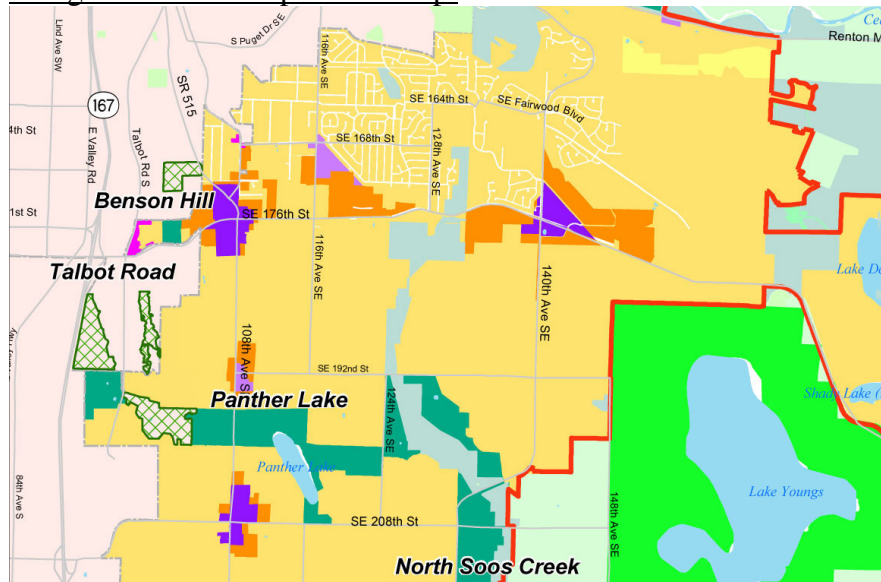
Area #11

This area is entirely owned by the City of Renton and will be used for parkland. The area was designated RMD in 2006 as part of an area wide Comprehensive Plan review and is not eligible for re-designation at this time under RMC 4-9-180F, Decision Criteria for Change of Zone classification. This property was considered for an area wide rezone within the last year and there is no identifiable change of circumstance that provides for a change in zone designation at this time. Potential R-1 zoning was considered in 2006 as part of the area wide review.

Area #15

Portions of this study area are currently designated as RLD in the Comprehensive Plan. The expanded RLD is recommended in the area bounded by SE 200th St, Springbrook Watershed, 196th St and 108th Ave SE because this area is a designated Urban Separator in the King County Comprehensive Plan and in the Countywide Planning Policies (CPP). King County zoning for this area is R-1. The Renton Comprehensive Plan should be amended consistent with the CPP Map and to comply with CPP LU-27 “*Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be re-designated in the future (in the 20 year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence*”. RLD designation also complies with Renton Policy LU—141 “*Residential Low density areas may be incorporated into Urban Separators*”. R-1 zoning is required, consistent with these policies.

Designated Urban Separators Map



Source: Countywide Planning Policies

Area #14 and Area #15 (44.76 acres in Subarea 1)

Land in this area is designated RS in the Renton Comprehensive Plan and has R-6 zoning in King County. The recommendation is to amend the Comprehensive Plan from RS to RLD with R-4 zoning for both of these areas. This land use designation and zoning implement multiple goals and policy of the Renton Comprehensive Plan.

The areas include some lands with significant environmental constraints, including a large wetland in the north part of Area #14, larger vacant and re-developable land in Areas #14 and #15, Subarea 1. These portions of the Benson Hill Communities have land use capacity for future single family development as identified through 2007 Buildable Lands review. The development patterns in the area are low density, below four dwelling units per acre. The area lacks the finer detail of established roads that begin to occur with plats at the R-6 to the R-8 density.

The larger land parcels in these two areas provide an opportunity for infill development using the larger lot standard of Renton's R-4 zone. Renton regulations would require an 8,000 square foot lot size with a 70-foot lot width. Many of the lots are large enough to accommodate this standard and still provide investment opportunity for property owners. This lot configuration is similar to much of the development already in the area in terms of density, lot configuration, and housing setbacks. New development occurring elsewhere, under either Renton's R-8 zone or the County R-6 zone allows 3,000 square feet (County R-6) to 5,000 square feet (Renton R-8) lot sizes, with no lot width requirement in the King County standard, and a 50-foot width in the Renton standard. The type of housing created in these plats is typically a standardized stock single-family product, rather than a custom designed house. The land available in this area, however, is still in large enough parcels to allow the flexibility of design and amenity considered desirable in higher-end housing products.

The Renton RLD designation provides policy direction stating that the R-4 zoning should be designated in those areas with suitable environments for suburban and/or estate style single-family residential dwelling (Objective LU-EE). *Policy LU-143* provides that within the R-4 area, larger lot development that increases the supply of upper income housing should be encouraged. Housing Element *Policy H-9* encourages larger lots on parcels with physical amenity features such as views, significant vegetation or steep slopes, and *Policy H-8* encourages use of low-density single-family areas to provide opportunities for upper income development.

The Renton Housing Element of the Comprehensive Plan documents the range of housing types in Renton in 2001, and concludes that Renton has a shortage of housing for middle and upper income households, a small surplus of housing for low-income households and a surplus of housing for moderate-income households. (Housing Element p. VII-10). The Comprehensive Plan Housing Element sets a goal of 30 percent of new housing units per year to be affordable at the upper income level. Having housing stock in the community to address the housing needs of all economic segments of the community is important to provide locations for Renton business and community leaders, and for families throughout the family life cycle. It creates a viable alternative for residents who are currently underpaying for their housing to "move-up" within the community allowing residents who are economically successful to stay in the community throughout their life cycle. The goal of ensuring that housing exists for all economic segment of the population is an adopted goal in the Housing Element (Housing Element p. VII-5).

The Housing Element also establishes the City's desired mix and balance of multi-family and single family housing and states that the potential annexation area is expected to be the location of future single-family housing development. (Housing Element p. VII-7).

REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT GROUP A:

The proposed amendments for RLD reviewed in Areas #1, #14, and #15 meet the review criteria in RMC 4-9-020G.

The request supports the vision embodied in the Comprehensive Plan, by providing an adequate land supply for future infill single family housing and adding to the housing stock to accommodate a diverse population. The housing stock will range from larger "move-up" homes to smaller scale single-family and traditional single family homes. (Vision p. II-2, paragraphs 2 and 3). The RLD land use designation and implementing R-1 zoning provides for parks and recreation uses within neighborhoods, contributing to a community that is healthy and safe, and is a regional center for active and passive recreation (Vision p. II-1, paragraph 1).

This request also supports the commitment to protect, restore and enhance environmental quality with the City, ensure quality parks and adequate open space within this environment to meet the recreational needs of residents. (Vision p. II-2 and II-3, paragraph 6).

COMPREHENSIVE PLAN COMPLIANCE:

The recommended changes comply with the goals, objectives, and policies of the Comprehensive Plan as indicated in the analysis for Amendment Group A.

ZONING CONCURRENCY:

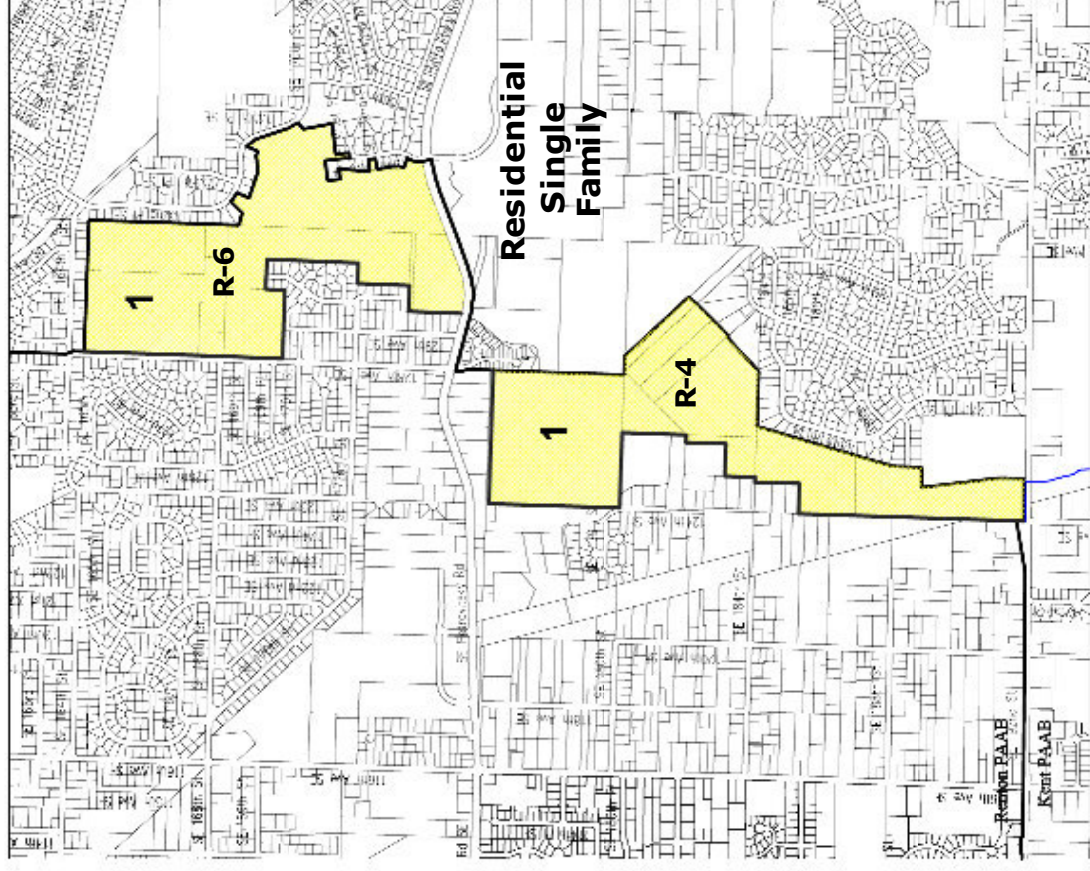
The proposed zoning of R-1 and R-4 implements the RLD designation in the Comprehensive Plan.

DECISION CRITERIA FOR CHANGE OF ZONE CLASSIFICATION

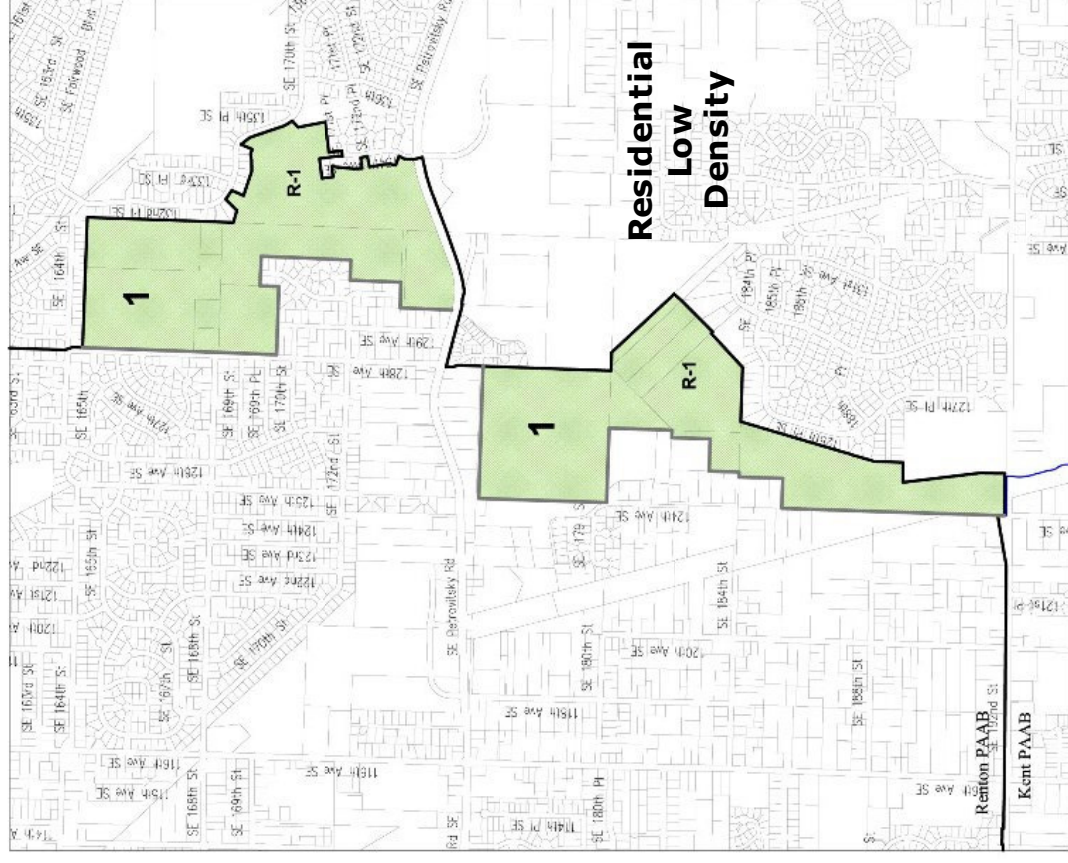
The proposed rezone must meet the review criteria in RMC 4-9-180F:

- a. The proposed amendment meet the review criteria in RMC 4-9-020G; as indicated above and
- b. The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; With the proposed Comprehensive Plan amendments, the RLD designation required for R-1 and R-4 zoning will be established.
- c. At least one of the following circumstances applies
The re-classification to R-1 and R-4 was not specifically considered at the time of the last area land use analysis and area zoning review for this area in 1995;

Maps Area 1



Existing Comprehensive Plan - Map #1

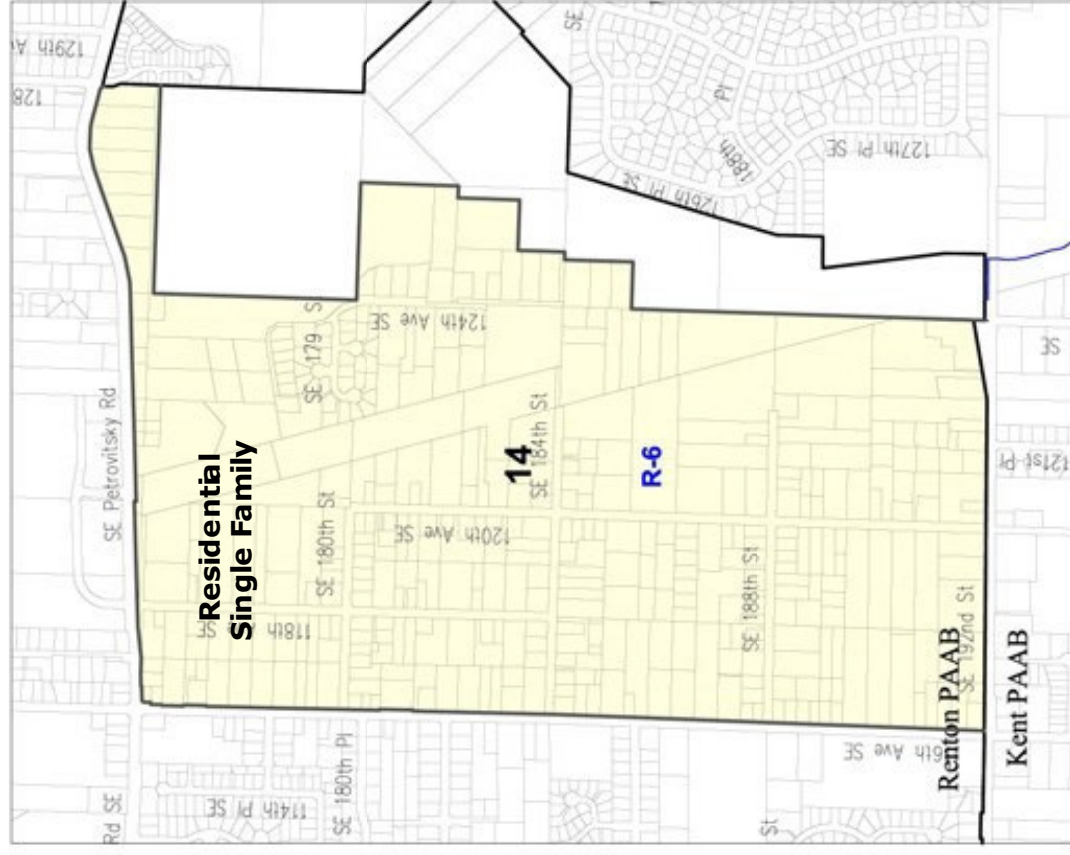


Proposed Prezoning - Map #1

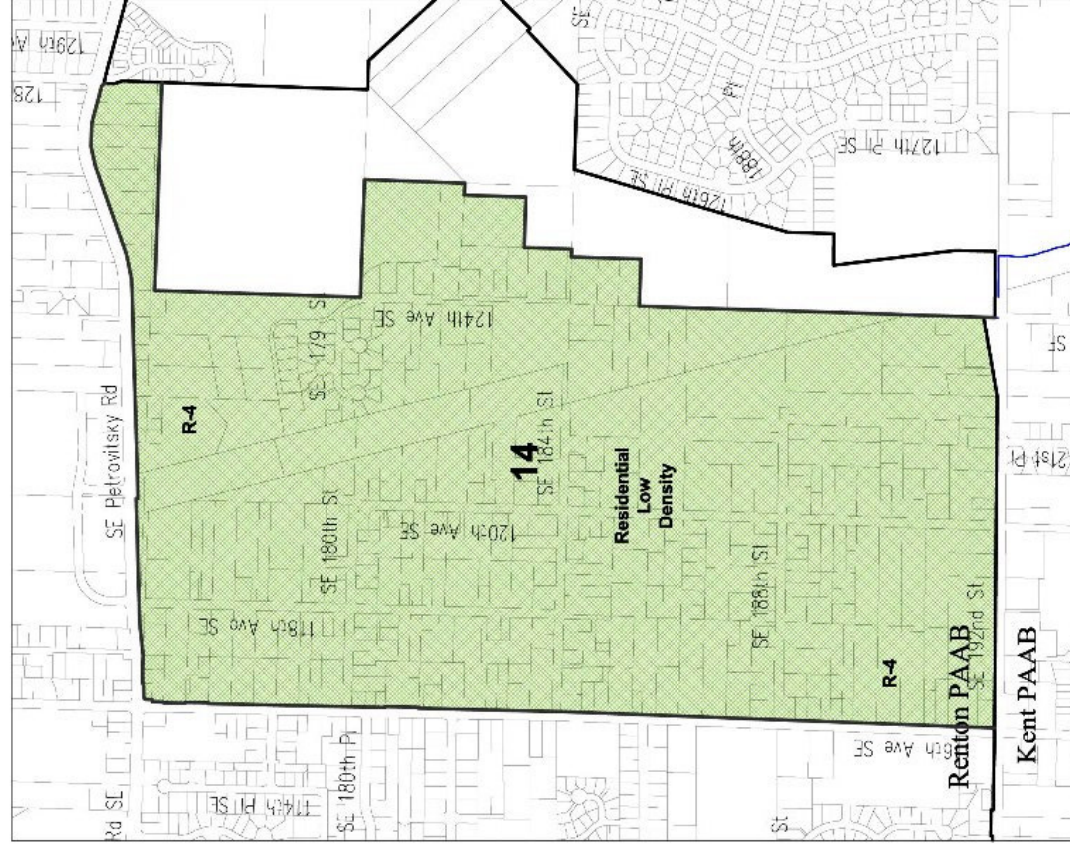
Maps Area 11



Maps Area 14

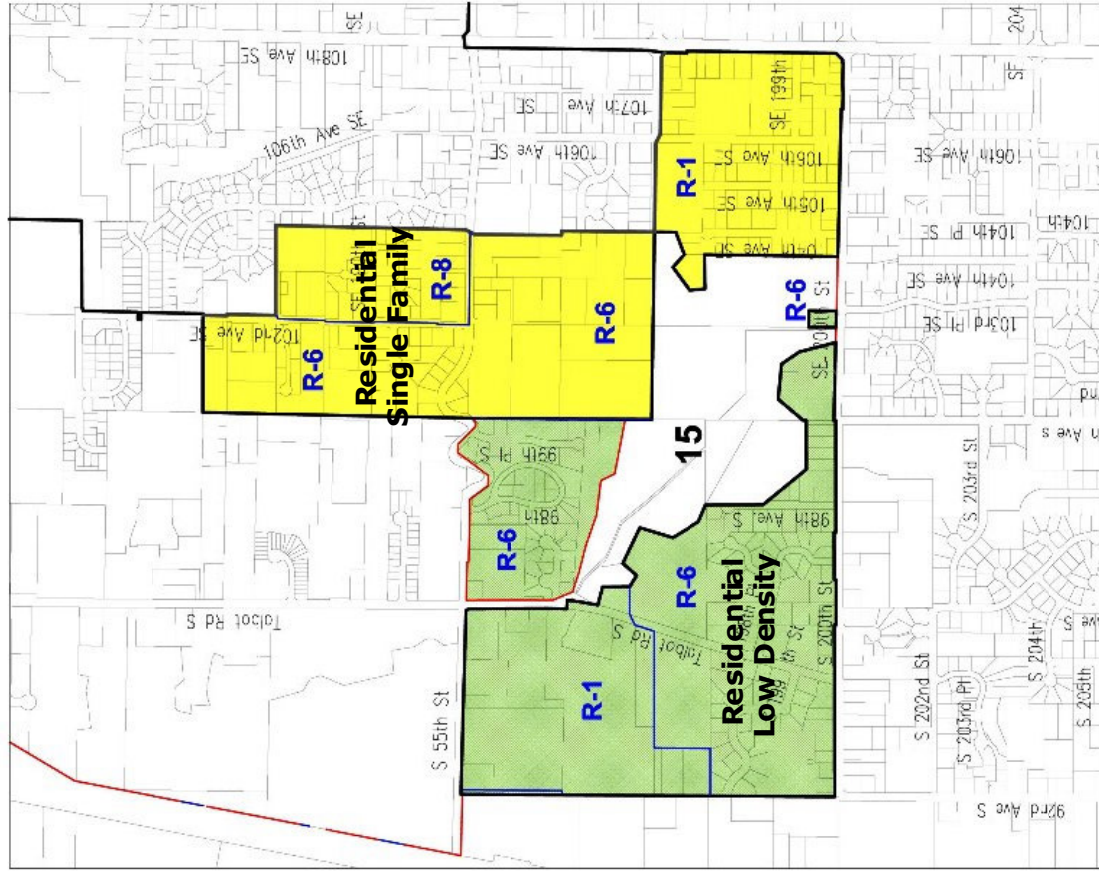


Existing Renton Comprehensive Plan and Existing KC Zoning - Map 14

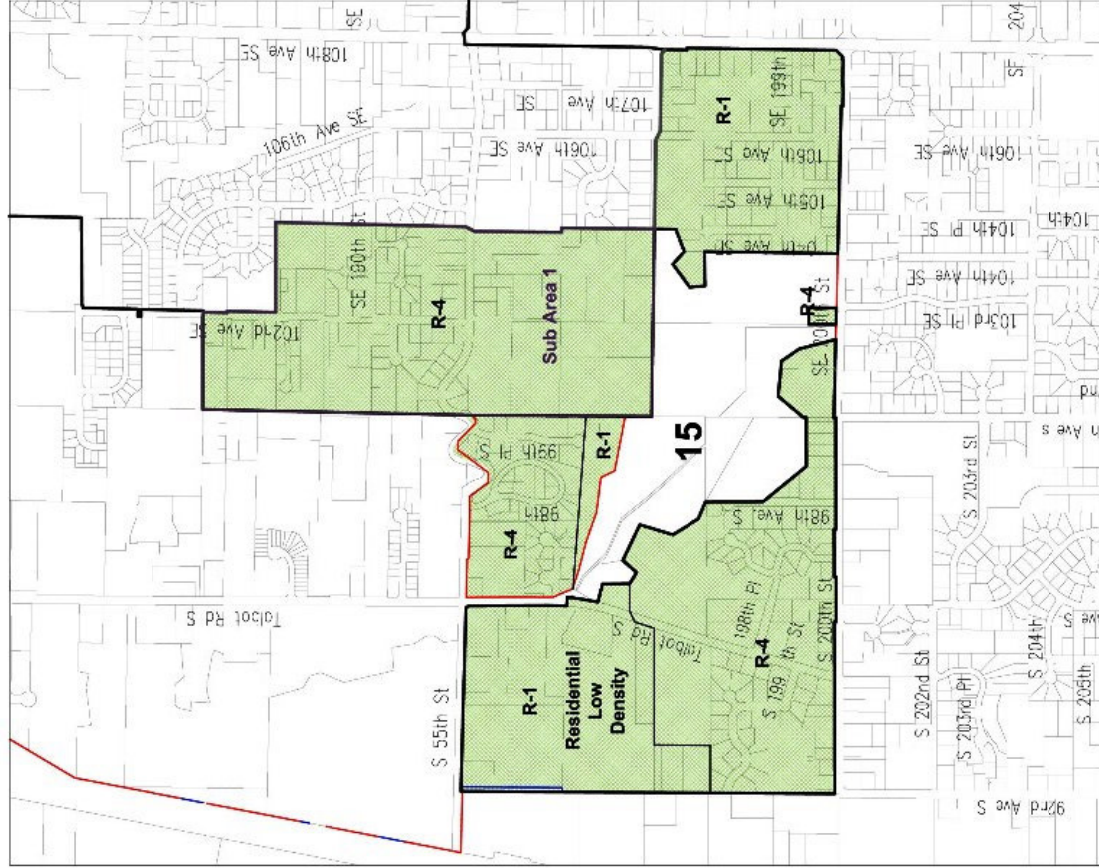


Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map 14

Maps Area 15



Existing Renton Comprehensive Plan and Existing KC Zoning - Map #15



Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #15

AMENDMENT GROUP B
RESIDENTIAL SINGLE FAMILY (RS):
ANALYSIS AREAS #2, #3, #5, #7, #13, AND #16

- Is the City of Renton's current vision for land use showing predominately RS still appropriate in most of these areas?
- Should the RMD and RMF portions of these areas be changed to Residential Single Family land use designation, which would allow R-8 zoning?

RECOMMENDATION:

Retain RS areas and amend the Comprehensive Plan to change several areas from RMD to RS and from Residential Multi-Family (RMF) to RS.

- The majority of parcels in areas #2, #3, #13, and 16 are currently designated RS on Renton's Comprehensive Plan Land Use Map and it is consistent with Renton policy to retain these areas as designated.
- Area #5 is currently shown as RMF. This area is proposed for amendment to RS.
- The south portion of Area #7, from the extension of SE 168th St to SE 172nd St is currently shown as RMD in the Renton Comprehensive Plan. This portion of Area #7 is recommended for amendment to RS. The remainder of Area #7 north of the extension of SE 168th St is designated RS and should remain in this designation.
- Within Area #13, an approximately 100-lot area of 16.11 acres, identified as Subarea 2, is recommended for amendment from RMD to RS. This area has access from 109th and 110th Streets and south to 181st, 182nd, and 183rd Place along 108th Ave SE.
- Subarea 3 an area with King County R-12 zoning, is bounded by 108th Ave SE and SE 192nd St and is considered for RMD land use with R-14 zoning.
- Within Areas #13 and #16, four parcels should be considered for an amendment from RS to Commercial Neighborhood (CN).

ANALYSIS FOR AMENDMENT GROUP B:

King County currently designates all of these areas Urban Residential, Medium, 4 to 12 dwelling units per acre. Most of the areas are currently zoned by the County R-6, six units per gross acre but there are pockets of R-4 and R-8 zoning. The Renton Comprehensive Plan designates these area primarily as RS consistent with the City's vision of maintaining quality single family neighborhoods *"Land designated Residential Single Family is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments.* (Purpose Statement p. IX-27). The R-8 zone implements RS, allowing eight dwelling units per net acre, with a minimum lot area of 5,000 square feet for lots less than one acre in size. Lots in

these areas are typically 7,500 to 9,300 square feet in area, although there occasionally are lots found as large as 21,000 square feet in area, and some parcels of an acre.

The RMD and RMF areas proposed for amendment to RS are developed areas with an existing pattern of single family use and platting, circulation and street patterns that already divide the land into small parcels that are unlikely to redevelopment into the higher density townhouse and apartment housing types that distinguish the RMD and RMF areas throughout the City.

“Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing and ownership options. Residential Medium Density neighborhoods should include a variety of unit types, designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service and promote the efficient use of urban services and infrastructure.” (Purpose Statement p. IX-28)

The Multi-family residential land use designation is intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life. (Purpose Statement p. IX –32)

Area #2 Cascade Neighborhood

The 477-acre Cascade Neighborhood is in the northeast section of the proposed Benson Hill Communities Annexation area. 116th Ave SE on the west, the existing City of Renton boundary on the north, 131st Ave SE on the east, and SE 172nd St on the south bind this area.

Due to the site planning of houses in this area and the small number of lots greater than 10,000 square feet, it is unlikely that additional lots could be created in the neighborhood under the RS land use designation and R-8 zoning. The existing average density in the area is around 4.15 dwelling units per gross acre or about 5.2 dwelling units per net acre. This is 35 percent less dense than what would be allowed under the maximum density in Renton’s R-8 zone. The 2007 Buildable Lands analysis identifies no significant land capacity in Area #2 as this as fully subdivided area.

Renton’s R-4 zone might also be considered for this area because of the relatively low density found here. However, the vast majority of lots are in the 7,300 to 7,600 square foot range. The R-4 zone requires an 8,000 square foot lot area, and would result in a majority of lots becoming legal non-conforming. As a consequence, staff is recommending that the Cascade Neighborhood continue to retain the current RS land use designation shown on Renton’s Comprehensive Plan with the understanding that if the area annexes into the City of Renton, it would have R-8 zoning with a maximum density of eight units per net acre.

Area #3

This area is currently a combination of R-6 and R-8 in King County. It is RS in the Renton Comprehensive Plan. Lot sizes are generally larger than in the Cascade neighborhood and range from platted parcels in the 5,000 to 7,000 square feet range to larger parcels that have redevelopment potential. This area does have potential for future single-family residential subdivisions. The 2007 Buildable Lands study identifies re-developable parcels north of 168th St that would be appropriate for short plats. The density available in the R-8 zone provides an incentive for infill development to occur in this area. The pattern of development occurring

under King County regulations is consistent with the City's R-8 zone and 5,000 square feet minimum lot area. Retention of RS land use and adoption of R-8 zoning is recommended.

Area # 5

Area #5 includes a number of smaller lots (approximately 45 lots) served by two existing streets. The area is located between two higher density designations, but is designated R-6 in King County zoning. It is shown as RMF in the Renton Comprehensive Plan. Parcel sizes and configurations do not allow for redevelopment at higher density than R-8. Even with the R-8 zone, short plats would be limited to parcels over 11,000 square feet. The R-8 zoning would make existing uses conforming and allow a small amount of future development on the two or three properties identified as re-developable in this area. A Comprehensive Plan Amendment from RMF to RS is recommended with R-8 zoning. The area does not meet the mapping criteria of RMF Policy LU-184 because the interior parcels take access off of existing neighborhood roads, rather than the arterial. While the properties in this study area would be available for infill single family housing consistent with Renton's RS policy *Objective LU-FF "Encourage re-investment and rehabilitation of existing housing and development of new residential plats resulting in quality neighborhoods that: 1) Are planned at urban densities and implement Growth management targets, 2) Promote expansion and use of public transportation, and 3) Make more efficient use of urban services and infrastructure."*

Area # 7

This area is shown in the Renton Comprehensive Plan as half RMD (south of SE 168th St) and half RS. The County zoning is R-8. The area is characterized by a combination of small and large lot single-family housing built between 1941 and 1960 and includes approximately 60 developable parcels.

The existing RMD land use was established in 1993 at the time of adoption of the first Renton Comprehensive Plan Land Use Map prepared under the Growth Management Act. At that time the areas in the Benson Hill Communities were not reviewed under the mapping criteria now required for establishing the RMD land use. The blocks between 168th and SE 173rd Streets do not meet the mapping criteria for RMD. *Policy LU-158* requires an area to meet three of six criteria for R-10 zoning. The area does not have a mix of small scale multi-family housing or long standing zoning for flats or low density multi-family uses (*LU-158 Criteria 1*), as it is single family with R-6 zoning. It does not have a multi-family development pattern in place, or development patterns conducive to multi-family (*LU-158 Criteria 2*). While vacant lots are available, the relatively small size and parcel configuration would require assembly for higher density development (*LU-158 Criteria 3*). The parcels within this single family area could not be easily buffered from adjacent single family areas if developed at higher densities (*LU-158 Criteria 4*).

Changing the designation from RMD to RS in the area between 168th and SE 173rd Streets is more consistent with the Comprehensive Plan designation for RS than for RMD. The area would be available for infill single family housing consistent with Renton's RS policy *Objective LU-FF "Encourage re-investment and rehabilitation of existing housing and development of new residential plats resulting in quality neighborhoods that: 1) Are planned at urban densities and implement Growth management targets, 2) Promote expansion and use of public transportation, and 3) Make more efficient use of urban services and infrastructure."*

Area #13

The majority of parcels within Area #13 are designated RS.

Subarea 2

Subarea 2 is a 16.11 acre area and consists of approximately 100 lots bounded by the area from 109th and 110th Streets north to the commercial area, and south to 181st, 182nd and 183rd Place along 108th Ave SE. This area was designated RMD in 1993, but has King County R-8 zoning. It is developed with single-family homes and has no redevelopment potential based on Buildable Lands methodology. The area does not meet the Residential Medium Density designation mapping criteria of Policy LU-158. Similar to lands discussed in Area 7, the parcels in sub-area “2” do not have a mix of small-scale multi-family uses, have no long standing zoning for multi-family, and does not have development patterns conducive to multi-family development. Infill multi-family development on parcels of this type could not be easily buffered from adjacent single-family development. This area best matches the Residential Single Family designation as implemented by R-8 zoning. Net development density is between 4 and 8 dwelling units per net, acre, consistent with *Policy LU-147*. Maintenance and re-investment in the single family housing stock in the area should be encouraged at this location consistent with *Objective LU-FF*.

Subarea 3

The largest portion of Subarea 3 is currently mapped as RS in the Renton Comprehensive Plan, but has a development pattern and potential for re-development more consistent with the RMD policies. This area is zoned R-12 in King County, and includes a majority of parcels identified as re-developable in the Buildable Lands methodology. The area meets the criteria in *Policy LU-159* for RMD with R-14 zoning. It is adjacent to 108th Ave SE, a major arterial (Criteria 1), has an area of at least 20 acres (Criteria 3), has large parcel sizes and can be developed within the density range and unit types typical of the R-14 zone (Criteria 5), is adjacent to the commercial designation at the Benson Hill Shopping Center (Criteria 2), and is reasonably buffered from the adjacent single family areas by the plat and road circulation patterns already constructed for those subdivisions (Criteria 4). Eventual development of this area can be achieved consistent with the Purpose statement of the RMD designation.

“Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing and ownership options. Residential Medium Density neighborhoods should include a variety of unit types, designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service and promote the efficient use of urban services and infrastructure.” (Purpose Statement p. IX-28)

A small portion of Subarea 3 in Area #13, consisting of one lot on the east side of 108th Ave SE (gas station), and four lots in Area #16 are proposed for amendment from RS to CN. These areas have existing commercial uses. Within Area #16, this small area consists of two lots at the intersection of 108th Ave SE and S 192nd St, and two lots between SE 196th and SE 192nd Streets with frontage on 108th Ave SE. These parcels are developed with a gas station, offices, and a well digging business. A re-designation of the parcels from RS to CN will make these uses conforming. Designation of this area as CN implements Objective LU-WW *“Commercial*

Neighborhood designated areas area intended to reduce traffic volumes, permit small-scale business uses, such as commercial/retail, professional office, and services that serve the person needs of the immediate population in surrounding neighborhoods. The designation of these parcels is also consistent with Policy LU-424 and LU-427 which call for small scale uses that do no change the character of the nearby residential areas, and allow small scale retail and service uses.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT:

The proposed amendments for RS and CN designations reviewed in #2, #3, #5, #7, #13, and #16 meet the review criteria in RMC 4-9-020G.

The request supports the vision embodied in the Comprehensive Plan, by providing an adequate land supply for future infill single family housing and adding to the housing stock to accommodate the diverse population, from larger “move-up” homes to smaller scale single-family and traditional single family homes. (Vision p. II-2, paragraphs 2 and 3. The proposed amendments support the portion of Renton’s vision that conceptualizes urban living that provides choice and balanced opportunities for resident, employment and housing, recreation and religion (Vision p. II-3, paragraph 2).

COMPREHENSIVE PLAN COMPLIANCE:

The recommended changes comply with the goals, objectives, and policies of the Comprehensive Plan as indicated in the analysis for Amendment Group B.

ZONING CONCURRENCY:

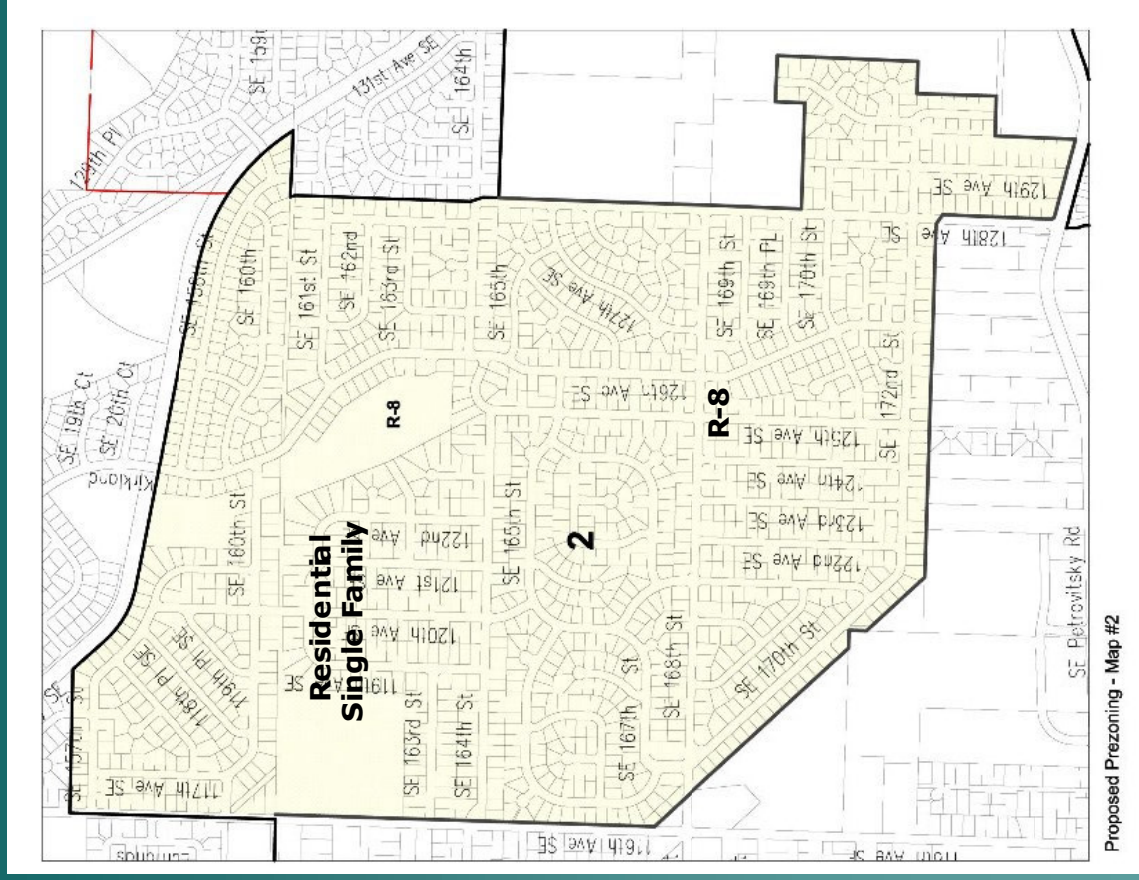
The proposed zoning of R-8 and CN implements the RS designation and the CN designations in the Comprehensive Plan.

DECISION CRITERIA FOR CHANGE OF ZONE CLASSIFICATION

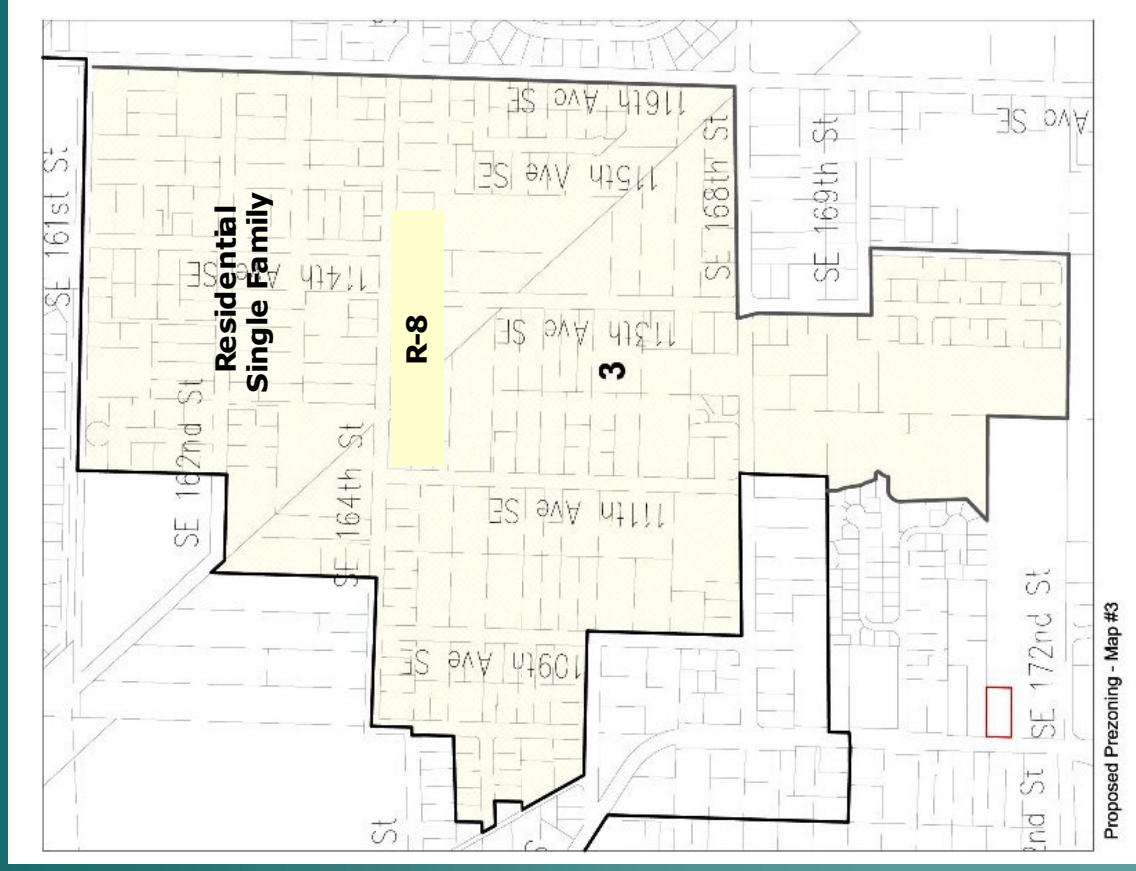
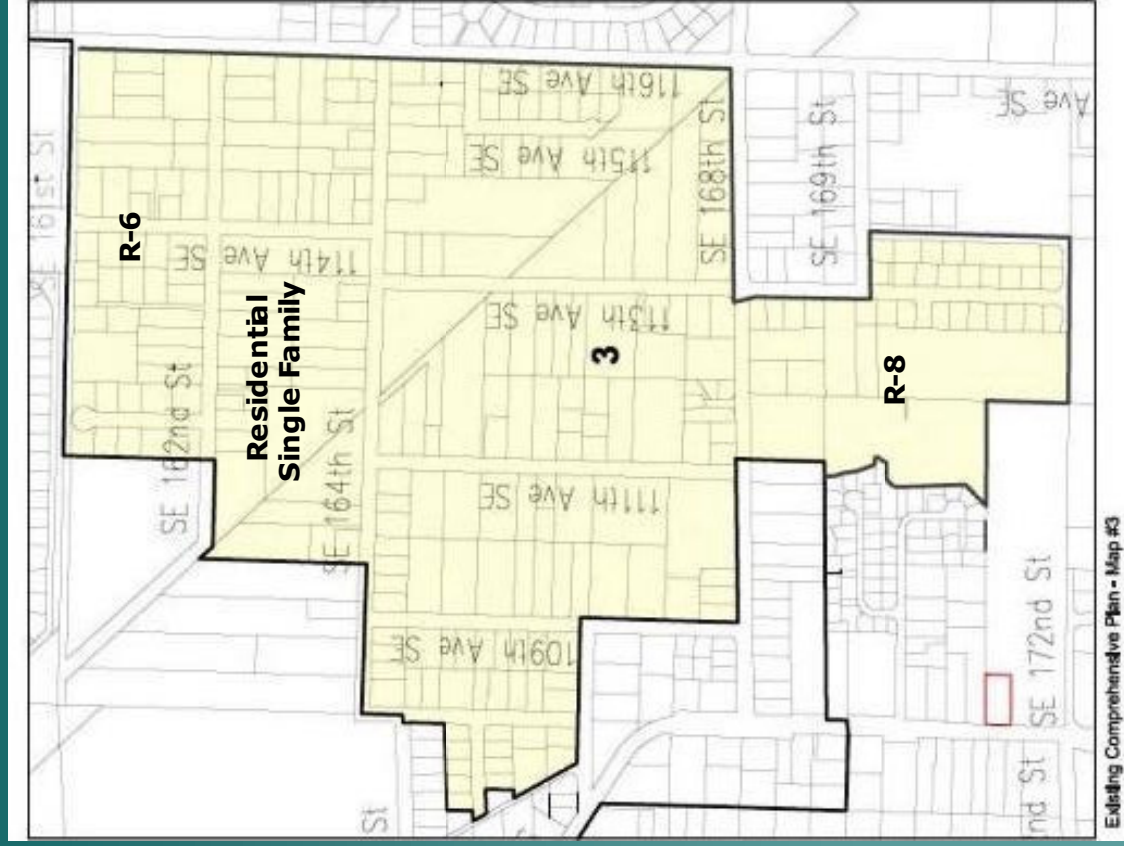
The proposed rezone must meet the review criteria in RMC 4-9-180F:

- a. The proposed amendment meet the review criteria in RMC 4-9-020G; as indicated above and*
- b. The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; with the proposed Comprehensive Plan amendments, the RS designation and CN designation required for R-8 and CN will be established.*
- c. See Comprehensive Plan Compliance for Amendment Group B and*
- d. At least one of the following circumstances applies:*
The subject reclassification to R-8 and CN was not specifically considered at the time of the last area land use analysis and area zoning of this area in 1995.

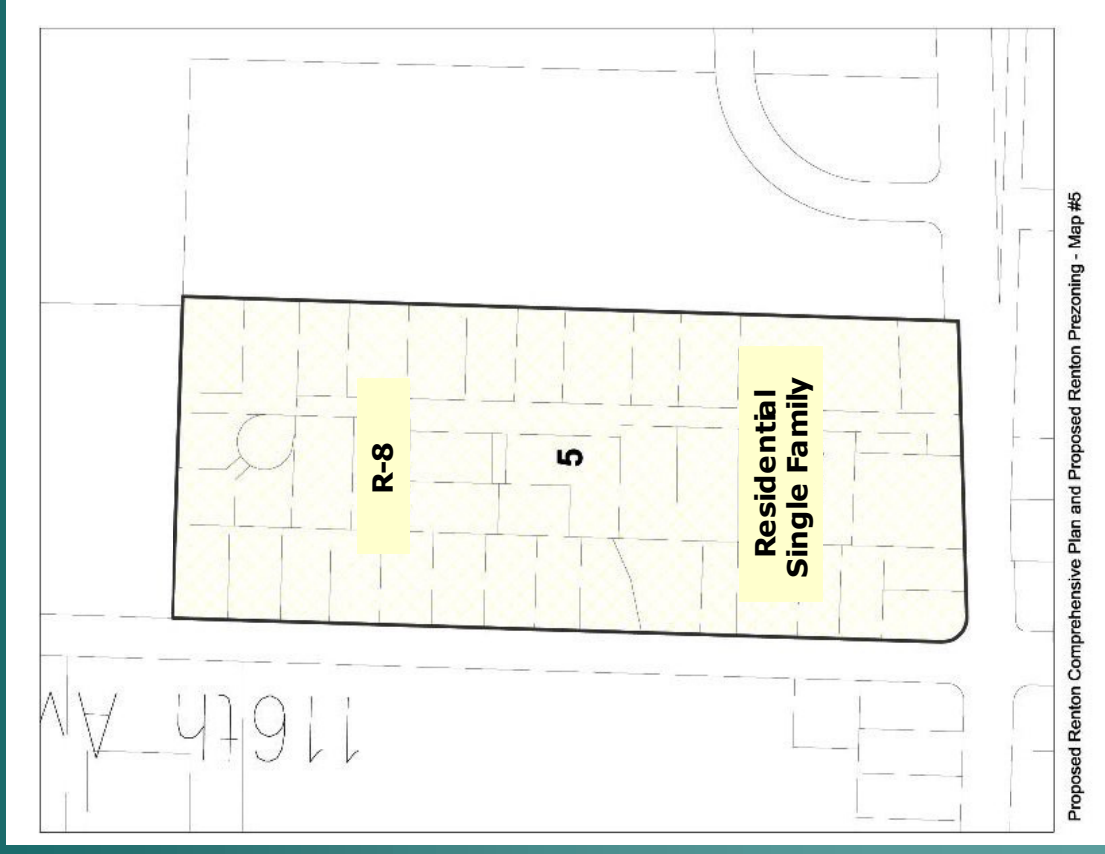
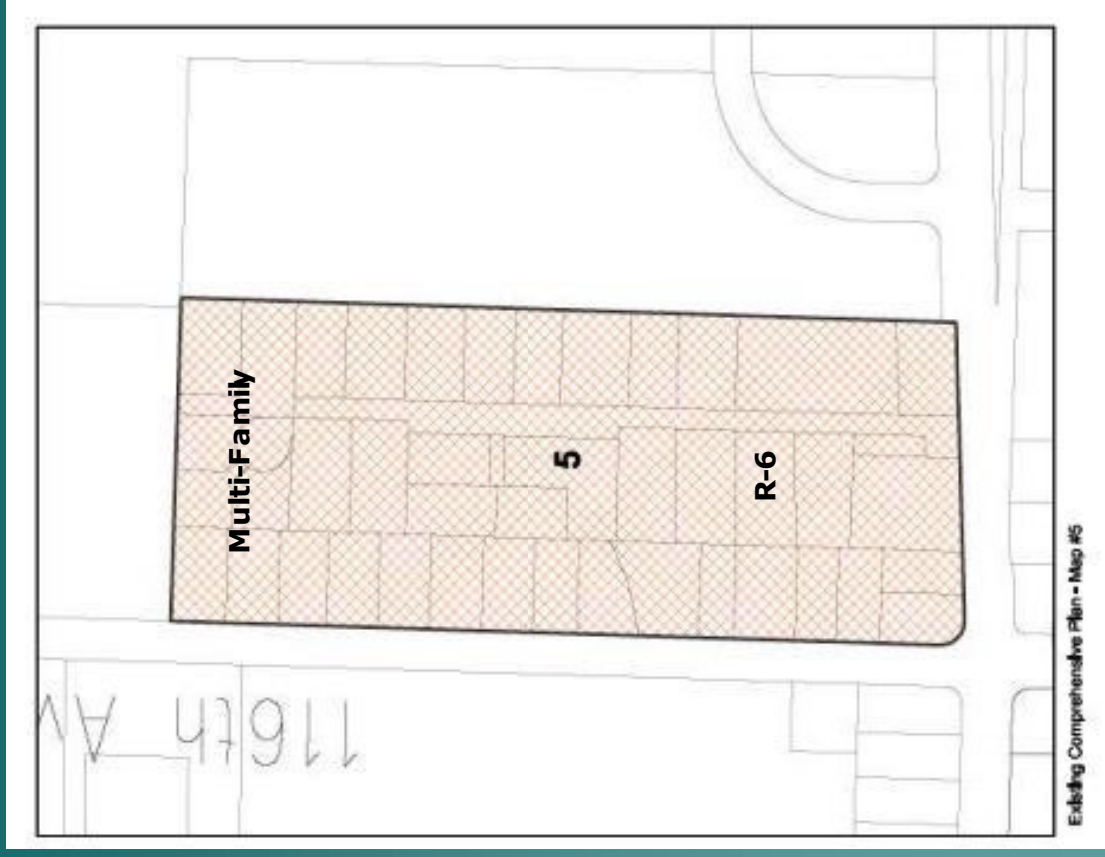
This map shows a large, irregularly shaped area shaded in yellow, representing the Residential Single Family R-6 zoning district. The area is labeled with a large black number '2' in the center and 'R-6' in the upper right. The map includes a street grid with various street names such as SE 16th St, SE 17th St, SE 18th St, SE 19th St, SE 20th St, SE 21st St, SE 22nd St, SE 23rd St, SE 24th St, SE 25th St, SE 26th St, SE 27th St, SE 28th St, SE 29th St, SE 30th St, SE 31st St, SE 32nd St, SE 33rd St, SE 34th St, SE 35th St, SE 36th St, SE 37th St, SE 38th St, SE 39th St, SE 40th St, SE 41st St, SE 42nd St, SE 43rd St, SE 44th St, SE 45th St, SE 46th St, SE 47th St, SE 48th St, SE 49th St, SE 50th St, SE 51st St, SE 52nd St, SE 53rd St, SE 54th St, SE 55th St, SE 56th St, SE 57th St, SE 58th St, SE 59th St, SE 60th St, SE 61st St, SE 62nd St, SE 63rd St, SE 64th St, SE 65th St, SE 66th St, SE 67th St, SE 68th St, SE 69th St, SE 70th St, SE 71st St, SE 72nd St, SE 73rd St, SE 74th St, SE 75th St, SE 76th St, SE 77th St, SE 78th St, SE 79th St, SE 80th St, SE 81st St, SE 82nd St, SE 83rd St, SE 84th St, SE 85th St, SE 86th St, SE 87th St, SE 88th St, SE 89th St, SE 90th St, SE 91st St, SE 92nd St, SE 93rd St, SE 94th St, SE 95th St, SE 96th St, SE 97th St, SE 98th St, SE 99th St, SE 100th St. The map also shows surrounding areas with different zoning colors (light blue, light green, light orange) and a red-outlined area in the top left corner.



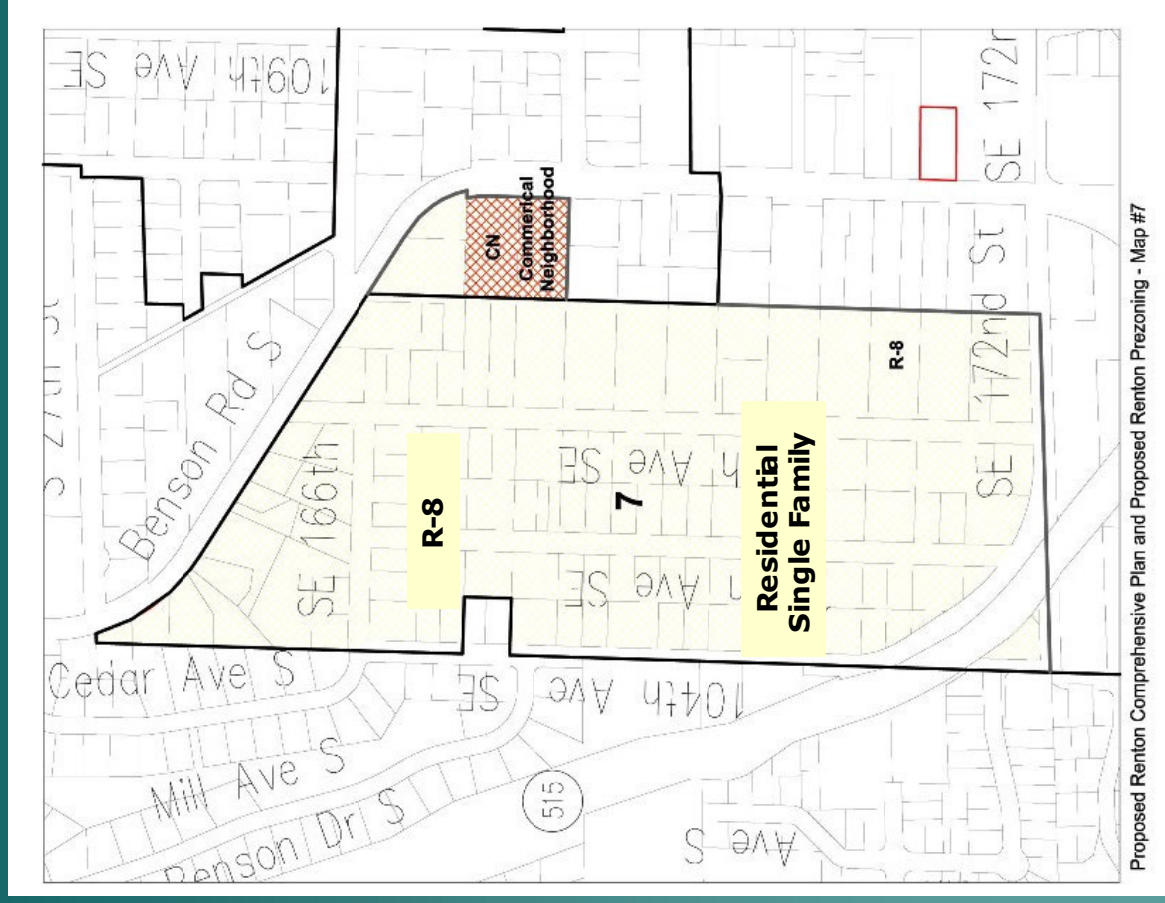
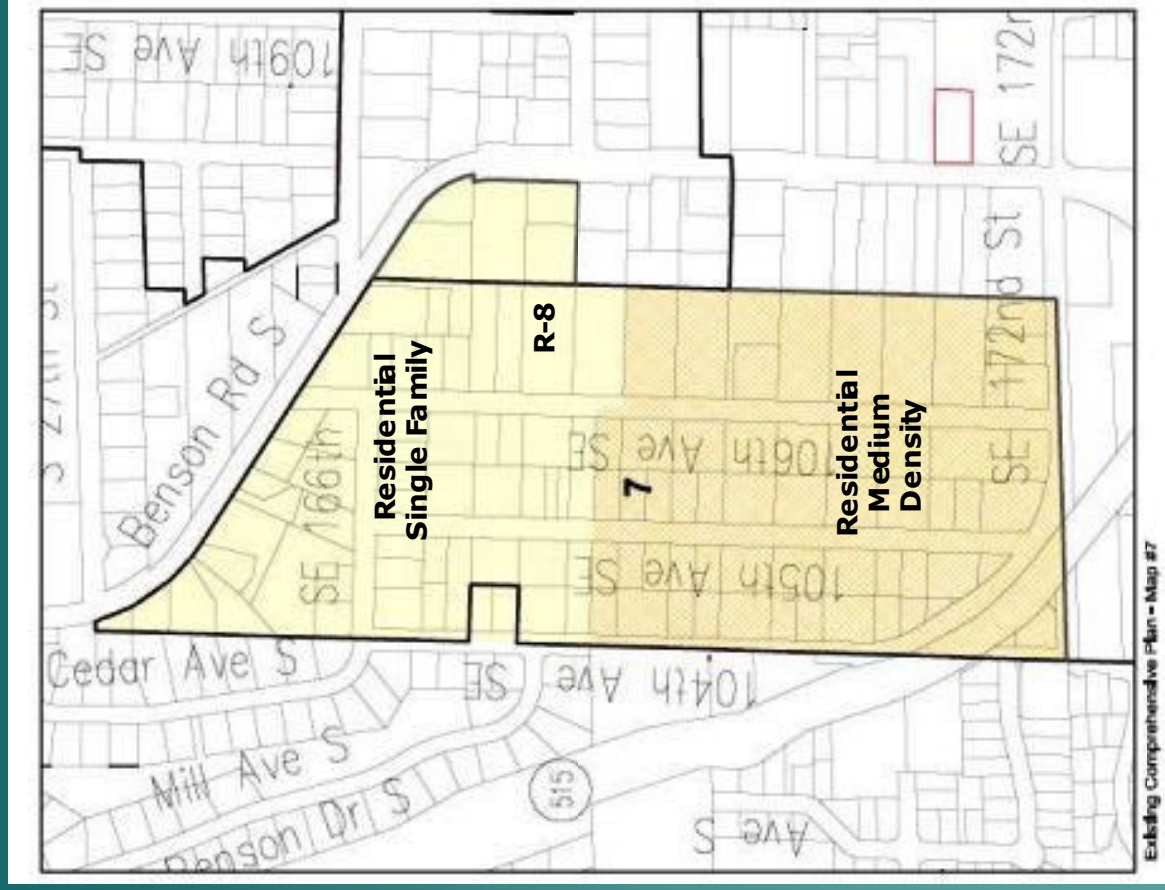
Maps Area 3



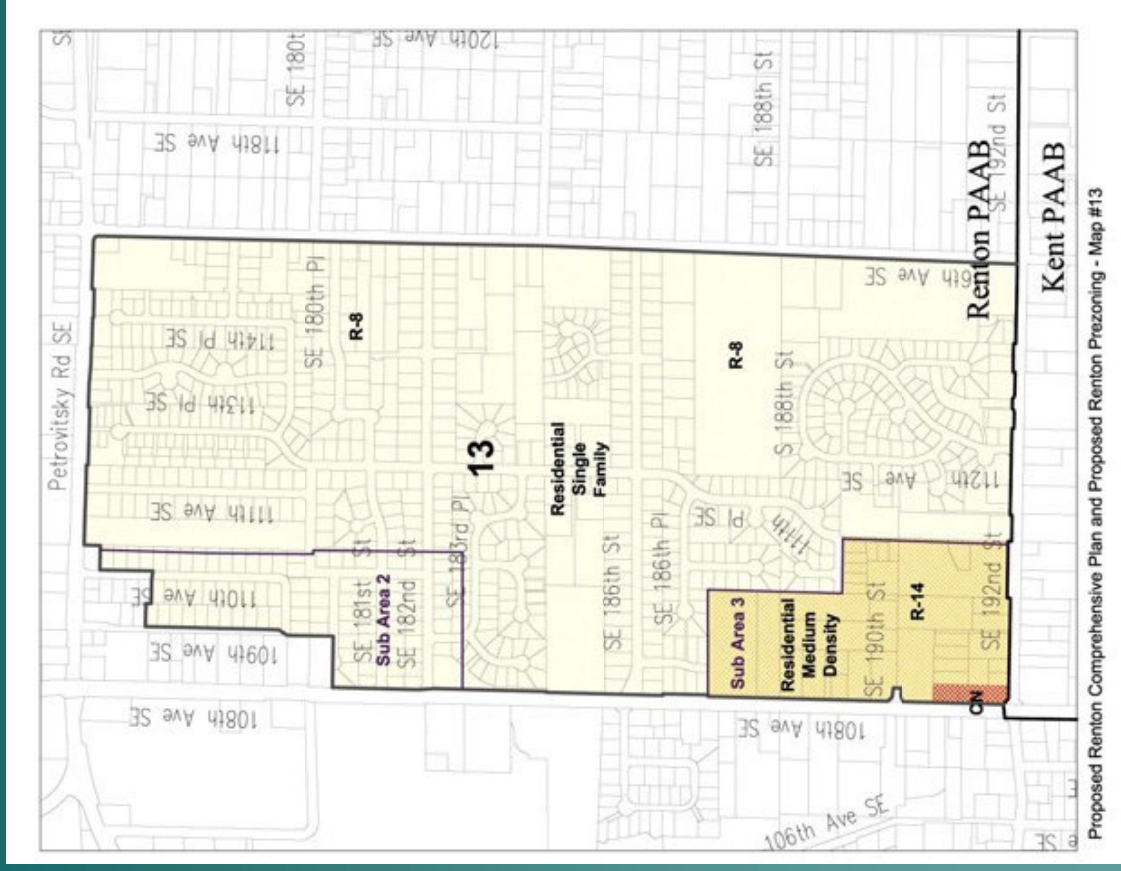
Maps Area 5



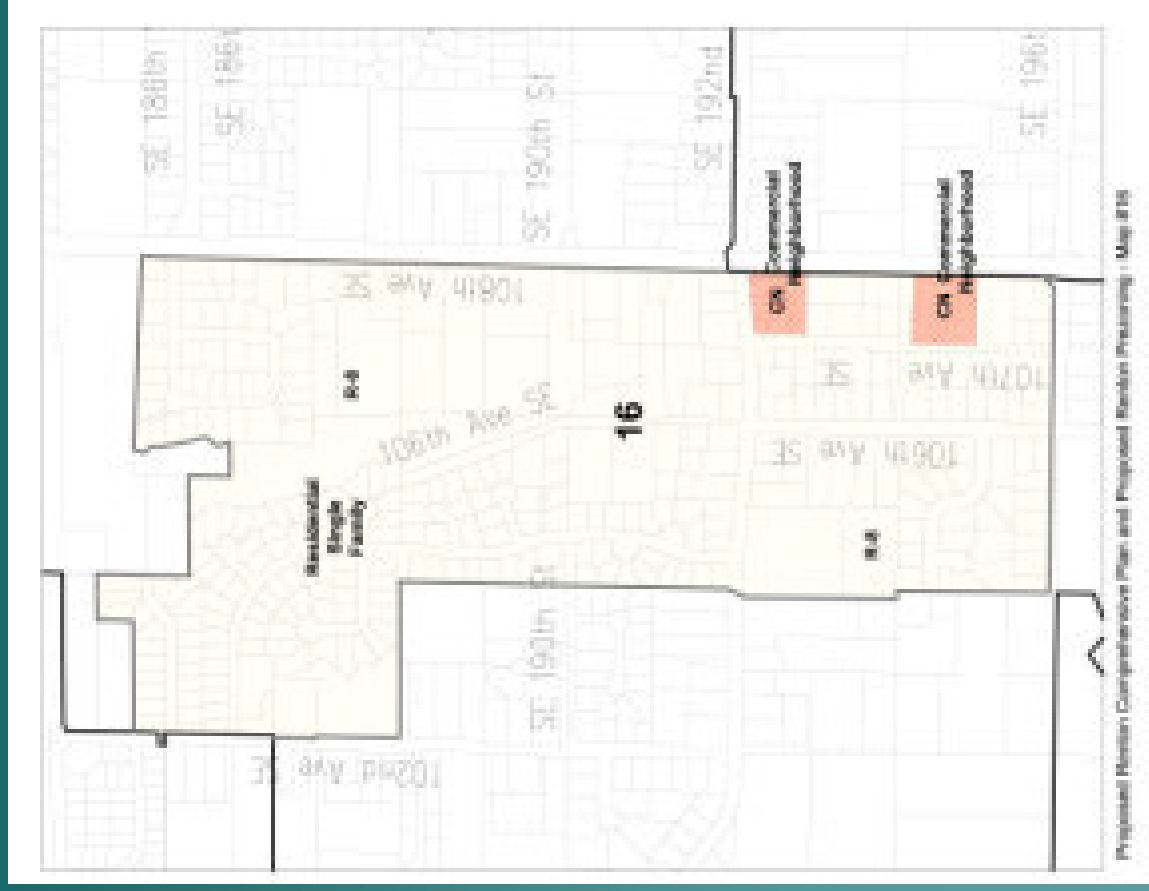
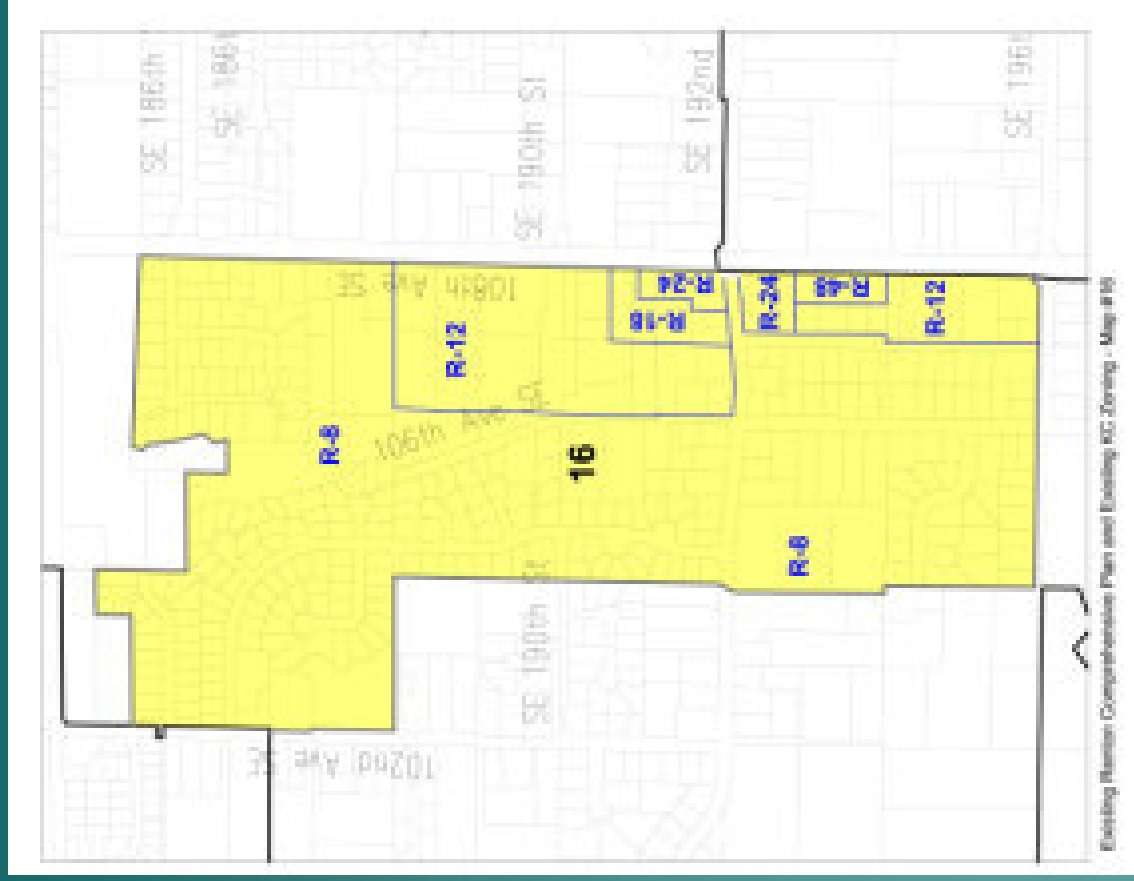
Maps Area 7



The map displays the Kent PAAB area in Renton, WA. The highlighted zones are R-12, R-18, R-24, NB, and R-8. The map includes street names such as 108th Ave SE, 110th Ave SE, 112th Ave SE, 114th Ave SE, 116th Ave SE, 118th Ave SE, 120th Ave SE, 122nd St SE, 124th St SE, 126th St SE, 128th St SE, 130th St SE, 132nd St SE, 134th St SE, 136th St SE, 138th St SE, 140th St SE, 142nd St SE, 144th St SE, 146th St SE, 148th St SE, 150th St SE, 152nd St SE, 154th St SE, 156th St SE, 158th St SE, 160th St SE, 162nd St SE, 164th St SE, 166th St SE, 168th St SE, 170th St SE, 172nd St SE, 174th St SE, 176th St SE, 178th St SE, 180th St SE, 182nd St SE, 184th St SE, 186th St SE, 188th St SE, 190th St SE, 192nd St SE, 194th St SE, 196th St SE, 198th St SE, 200th St SE. The map is titled 'Renton PAAB' and 'Kent PAAB'.



Maps Area 16



AMENDMENT GROUP C
RESIDENTIAL MEDIUM DENSITY (RMD):
ANALYSIS AREAS # 6 AND #12

- Should the City of Renton modify its Comprehensive Plan to match the multi-family development occurring along the north side of Petrovitsky Rd and to allow further infill development at ten dwelling units per acre in portions of this area?
- Should the City of Renton amend its Comprehensive Plan to recognize small scale commercial uses in this area?
- What is the appropriate land use designation for the Vantage Glen Manufactured Home Park and lands immediately surrounding the park?

RECOMMENDATION:

- Amend the Residential Single Family (RS) designation shown in Area #6 to RMD and use both R-10 and R-14 zoning in subareas of this study area.
- Amend the RS designation to Commercial Neighborhood (CN) to recognize the existing businesses on 108th Ave SE.
- Retain the RMD designation for Vantage Glen and adopt Residential Manufactured Home Park (RMH) zoning.

Area #6

This area is split between RMD and RS in the Renton Comprehensive Plan. Several portions of the RS are proposed for amendment to RMD. Three parcels with access off of 108th Ave SE are proposed for amendment to CN.

Area #12

Area #12 includes the Vantage Glen Manufactured Home Park, shown as RMD, and a 17.5-acre area (Subarea 4) to the south shown as RS.

ANALYSIS AMENDMENT GROUP C:

Area #6

This study area includes four subareas. Three subareas are groups of parcels that require amendment to Renton's Comprehensive Plan to achieve consistency between existing development and Renton policies. One subarea complies with the Renton Comprehensive Plan but needs a zoning determination.

Subarea 5 is north of Petrovitsky Rd as bordered by 116th St to the east and is proposed for amendment from RS to RMD with R-14 zoning. This area is developed with condominiums and apartments within the density range allowed in the R-14 zone.

The Subarea meets the criteria in *Policy LU-159* for RMD with R-14 zoning. It is adjacent to 108th Ave SE, a major arterial (Criteria 1), has an area of 20 acres (Criteria 2), has large parcel sizes and can be developed within the density range and unit types typical of the R-14 zone (Criteria 5), is adjacent to the commercial designation at the Benson Hill Shopping Center

(Criteria 2), and is reasonably buffered from the adjacent single family areas by the plat and road circulation patterns already constructed for adjacent subdivisions (Criteria 3).

Subarea 6 includes four groups of parcels proposed for amendment from RS to RMD with R-10 zoning, including:

- a) 22 parcels between 116th and 114th Ave SE south of SE 168th St,
- b) 12 parcels south of SE 168th St between 111th and 108th Ave SE,
- c) 15 parcels in an existing subdivision, and
- d) One large parcel of 9.12 acres.

Subarea 7 includes the area south of SE 168th St to Benson Rd S that is currently in RMD and requires no amendment to Comprehensive Plan but would be designated with R-10 zoning

The parcels in Subareas 6 and 7 meet the mapping criteria of *Policy LU-158* in that 1) the area has a mix of small-scale multi-family units and has had long standing County zoning allowing this mix of unit types, 2) vacant lots exist or parcels have redevelopment potential for medium density infill, 3) development patterns in these areas are conducive to medium-density residential projects. Opportunity for a modest amount of infill development will occur here based on the analysis in the 2007 Buildable Lands Database. Development can be achieved in a manner consistent with the Purpose of the RMD land use designation (Purpose Statement p. IX-28).

Subarea 8 includes three lots on 108th Ave SE currently in RS that are proposed for CN designation. These lots are developed with an existing business that is non-conforming under the RS designation. The existing business is a portrait studio that would be conforming under the CN designation. *The purpose of the Commercial Neighborhood designation is to provide small scale, low-intensity commercial areas located within neighborhoods primarily for the convenience of residents who live nearby. Uses should be those that provide goods and services. (Purpose Statement p. IX-70.)* The business use at this location complies with Policies LU-424, LU-425, and LU-427 in that of the commercial use consists of retail and service, and the scale and intensity of the commercial activity does not change the character of the nearby residential.

Area #12

Vantage Glen is a manufactured home park community of owner-occupied units placed on sites leased from the King County Housing Authority. The development is approximately 164 units on 36 acres. The park is fully developed and has no additional capacity for manufactured homes. County zoning is R-12. Although the site is not identified in the Buildable Lands analysis for any housing capacity, the County zoning could create an incentive for redevelopment. It is recommended that this parcel be retained in RMD land use, but that RMH zoning be implemented to preserve the site for the existing use. The Housing Element *Policy H-45* states that existing manufactured home parks should be retained when they meet the following criteria:

- 1) The development provides market rate housing alternatives for low and moderate-income households,

- 2) The housing is maintained and certified as built to the International Building Code and HUD standards, and
- 3) Site planning includes pedestrian amenities, landscaping and a community facility.

The housing at Vantage Glen meets code standards and the site planning includes the amenities features referenced in the criteria. While the King County Housing Authority subsidizes the land lease for eligible households, the units are market rate and owner occupied.

Parcels in the 17.5 acre identified as Subarea 4 are recommended for an amendment from RS to RMD. This area has a developed church property on 4.9 acres and a vested 22-unit King County plat at 11.7 dwelling units per acre that would be legal non-conforming with RS and R-8 zoning. R-14 is the best-fit zoning to allow the vested plat to be a conforming use. Churches are allowed use in all zones.

There is an additional parcel owned by the King County Housing Authority in this location developed with 32 additional units. The R-14 zone allows 10 to 18 dwelling units per net acre, and allows a townhouse form of development. The parcel owned by the King County Housing Authority could at some point be developed with an affordable housing bonus of up to 30 dwelling units per net acre with the R-14 zoning.

The 17.5-acre Subarea 4 meets the purpose of the RMD designation. *“Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing and ownership options. Residential Medium Density neighborhoods should include a variety of unit types, designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service and promote the efficient use of urban services and infrastructure.”* (Purpose Statement p. IX-28)

The Multi-family residential land use designation is intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life. (Purpose Statement p. IX –32)

Objective LU-GG states that access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments. *Policy LU-159* set forth mapping criteria for the R-14 zone. Subarea 4 meets these criteria. It is adjacent to 108th Ave SE, a major arterial (Criteria 1), has large parcel sizes and can be developed within the density range and unit types typical of the R-14 zone (Criteria 5), is adjacent to the commercial designation at the Benson Hill Shopping Center (Criteria 2), and is reasonably buffered from the adjacent single family areas by the plat and road circulation patterns already constructed for those subdivisions (Criteria 3). Eventual development of this area can be achieved consistent with the Purpose statement of the RMD designation

This area does not meet Criteria 2, requiring an area of 20 acres. To allow application of the R-14 zone in this location, it is recommended that the City consider amending the mapping criteria in LU-159 to allow the R-14 zone on parcels of 10 acres, or combinations of parcels of 10 acres. The R-14 zone was recently studied and amended as part of the Highlands Task Force review

process and it offers incentives for development and a range of opportunities for attached and detached housing, and affordable housing that make a good transition between single family, multi-family, and mixed use/commercial areas.

It is recommended that Criteria 2 LU-159 be amended to read:

3) Part of a designation totaling over 10 acres (acreage by is in separate ownership).

REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT:

The proposed amendments for RMD designations reviewed in Areas #6 and #12 meet the review criteria in RMC 4-9-020G.

The request supports the vision embodied in the Comprehensive Plan, by providing land capacity in urban form that will further the goal of a balance between single and multi-family housing and to increase the supply for single family housing through infill development. (Vision p. II-2 paragraph 2), and a full range of housing types to accommodate the diverse population including multi-family and condominium developments (Vision P. II-2 paragraph 3).

COMPREHENSIVE PLAN COMPLIANCE:

The recommended changes including map and text amendments comply with the goals, objectives, and policies of the Comprehensive Plan as indicated the analysis for Amendment Group C.

ZONING CONCURRENCY:

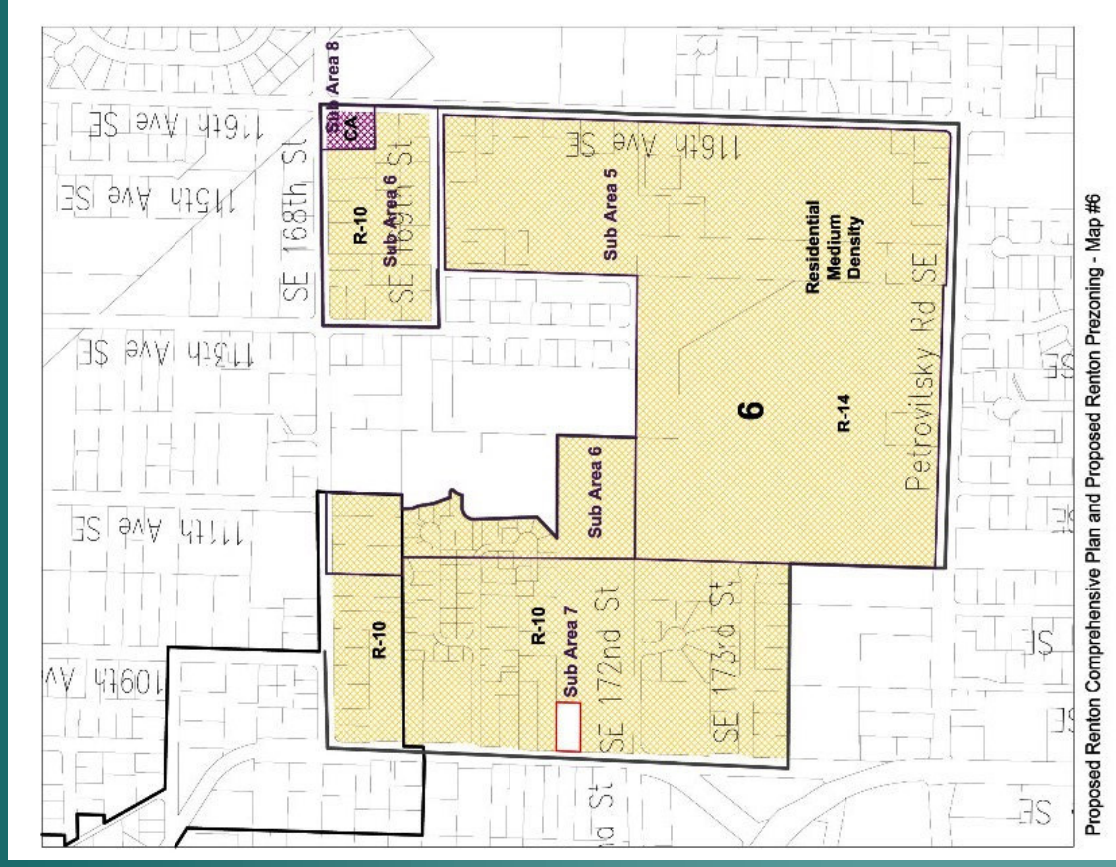
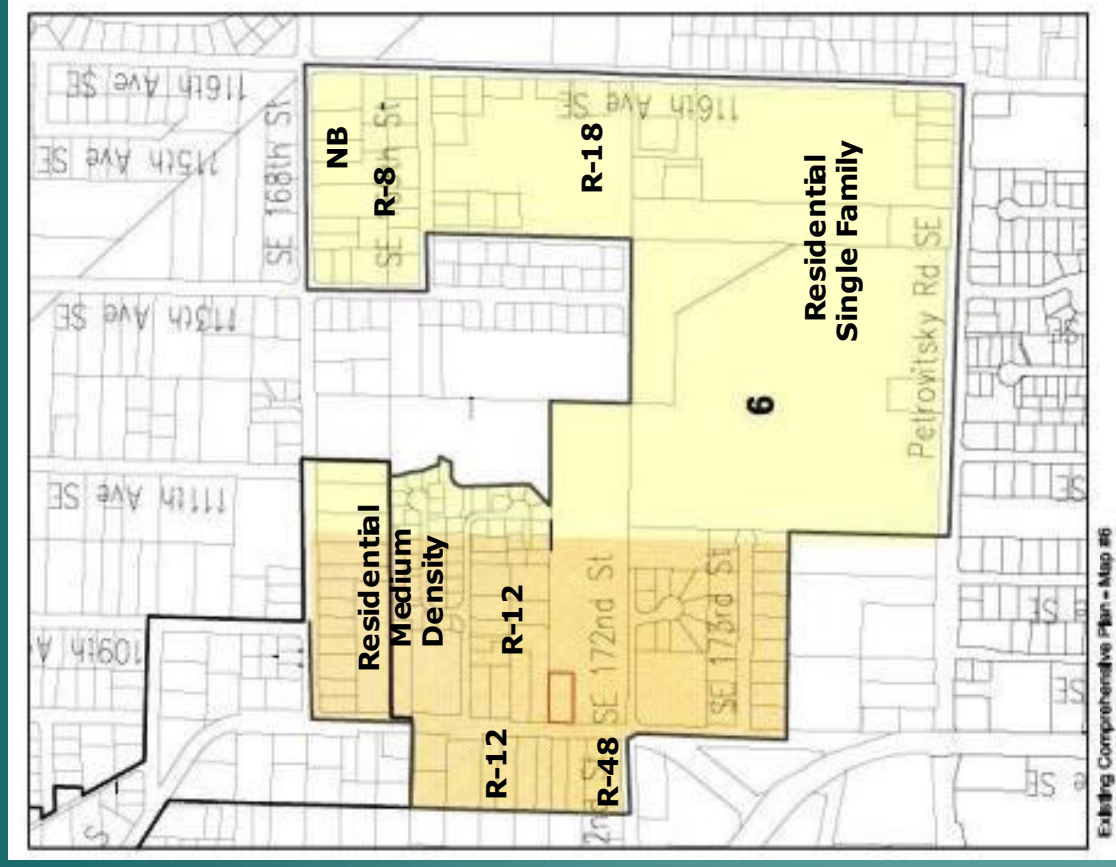
The proposed zoning of R-10, R-14 and RMH implements the RMD designation in the Comprehensive Plan.

DECISION CRITERIA FOR CHANGE OF ZONE CLASSIFICATION

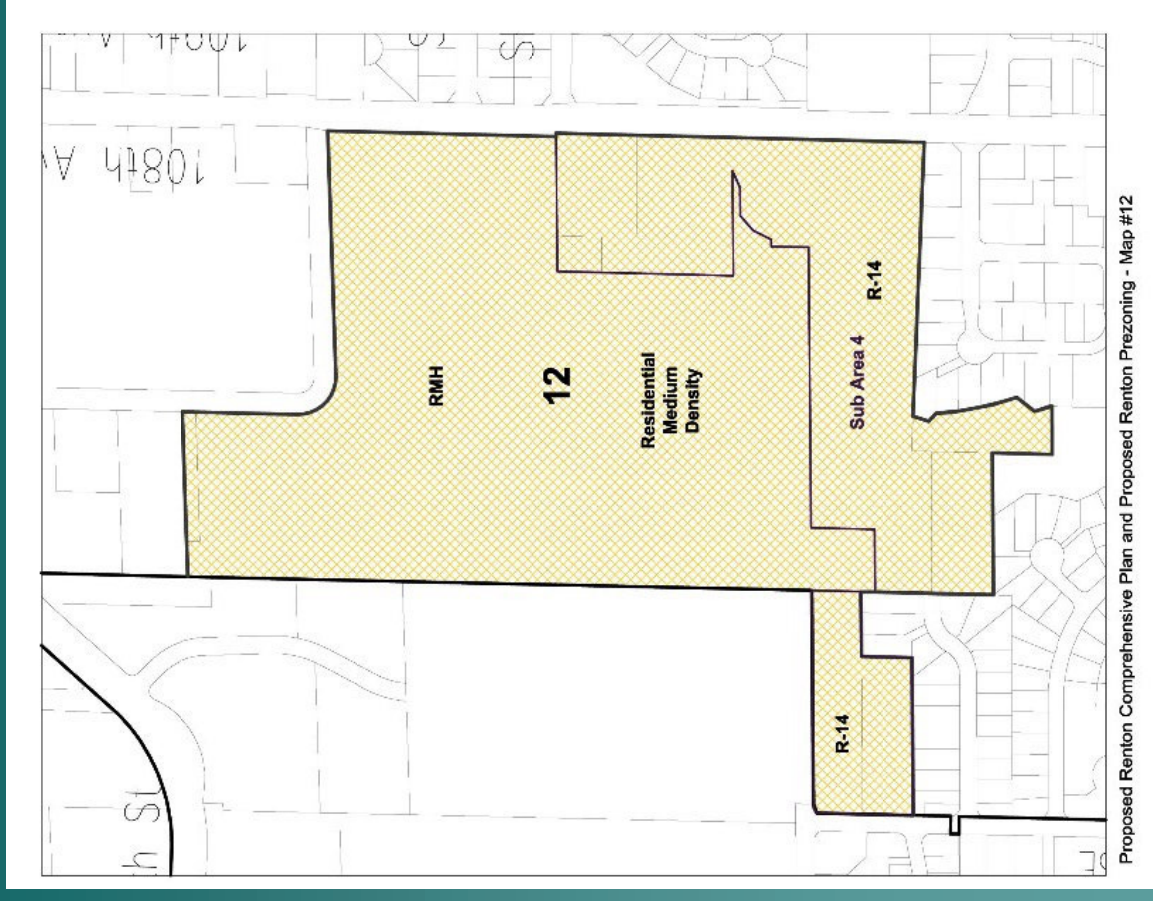
The proposed rezone must meet the review criteria in RMC 4-9-180F:

- a. *The proposed amendment meet the review criteria in RMC 4-9-020G; as indicated above and*
- b. *The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; with the proposed Comprehensive Plan amendment, the RMD designations necessary for R-10, R-14, and RMH zoning will be established and*
- c. *At least one of the following circumstances applies:*
The subject reclassification to R-10, R-14, and RMH was not specifically considered at the time of the last area land use analysis and area zoning for this area in 1995.

Maps Area 6



Maps Area 12



AMENDMENT GROUP D
COMMERCIAL CORRIDOR (CC)/RESIDENTIAL MULTIFAMILY (RMF):
ANALYSIS AREAS # 4, # 8, # 9, AND # 10

- What is the appropriate land use designation(s)/pre-zoning for the Cascade Commercial Area and the Benson /Fred Meyer I Shopping Center commercial areas?
- Should Renton modify its existing Comprehensive Plan to match commercial zoning in King County where there are discrepancies between the two land use systems?
- What kind of commercial/employment growth multi-family and mixed-use development is envisioned in this area?

RECOMMENDATION:

Retain the Renton Commercial Corridor (CC) designation for properties where it currently is in place and amend the Comprehensive Plan to match Renton comparable commercial categories to County commercial categories for properties already developed with commercial uses. Amend the Renton Comprehensive Plan to designate Multi-family Infill for stand alone multi-family projects already developed in the Petrovitsky Corridor, and for parcels that meet multi-family infill policies.

- Area #4
This area of existing multi-family development is partially designated RMF and partially designated RS. The RMF designation should be expanded to include the existing developed property now designated as RS.
- Area #8
 - This area includes an existing commercial area that is already CC in the Renton plan. Implementing zoning should be Commercial Arterial (CA).
 - The commercial designation and zoning should be expanded to four Parcels south of S 179th (Carr Rd), and also expanded to existing developed properties along 108th Ave SE and Petrovitsky Rd.
- Area #9
This area includes both developed and vacant multi-family property that more closely meet the criteria for RMF than CC.
- Area #10
An existing commercial area that is already CC in the Renton Comprehensive Plan and should be retained and expanded, and given Commercial Office (CO) zoning and an area of RS to be retained and given R-8 zoning.

ANALYSIS FOR AMENDMENT GROUP D

The Benson Hill Shopping Center commercial area is anchored by the big box Fred Meyer building, offering one-stop grocery, home and garden, and clothing shopping. Surrounding the Fred Meyer are smaller shops, services, and restaurants, ranging from small local businesses to national chains. Physically, the commercial area is oriented in a strip on both sides of 108th Ave

SE/Benson Hwy with a couple blocks of strip development along Carr Road/Petrovitsky Road at that intersection. Access to the commercial area is primarily auto-oriented, as the shopping center draws local traffic as well as traffic en route to Renton, Fairwood, and Kent. Despite its auto-orientation, pedestrians are a common sight in this area. Bus routes run along the Petrovitsky Corridor, as well as along 108th Ave connecting to Renton, Fairwood, Kent, and Tukwila.

King County zoning of the shopping center and surrounding area shows a number of zoning classifications. The majority of the commercial area is zoned Commercial Business (CB), although there are a couple parcels zoned Office (O) in the southern portion of the business district, east of 108th Ave SE. Residential development around the commercial area ranges from Residential-8 units per acre (R-8) to Residential-48 units per acre (R-48).

Recommendations for future zoning of this area are based upon the existing character of the shopping area, as well as any future plans for growth and development. The purpose statement of the CC land use designation fits the existing conditions of this commercial area very closely. *Commercial Corridors are areas with a pre-existing, linear commercial district along an arterial that provides daily goods and services for the local neighborhood and surrounding areas. (Purpose Statement p. IX-53)* Over time, the purpose of this designation is to transform these districts from purely auto-oriented strips into vibrant districts with coordinated site planning, efficient parking, pedestrian amenities, boulevard treatments, and transit access. *Objective LU-DD* states that the Commercial Corridor land use designation should “include: 1) established commercial and office areas; 2) developments located on large parcels of land, 3) projects that may be highly visible from principal arterials, and 4) uses dependent upon or benefiting from high-volume traffic.” The Fred Meyer big box store and the many restaurant and service uses included in the Petrovitsky corridor commercial area are typical of this form of development. Petrovitsky Rd and 108th Ave SE are both major arterials and high volume traffic corridors. The commercial development is auto-oriented and located on both large and small parcels. The Cascade Shopping Center also provides a similar range of use types. The Cascade Shopping Center is visible from 116th St, a major arterial with high traffic volumes. The area includes large parcels and auto-dependent access and uses.

CA zoning allows the wide variety of uses already in place in this commercial center, and the development standards are similar to those already in place as well. It allows residential uses in the commercial area, when developed are a mixed use (*Objective LU-EEE*).

Other commercial areas in Renton, the CC land use designation and CA zone, have designated Business Districts policies in place to guide future development and redevelopment in line with the Comprehensive Plan. Some Districts have policies primarily on design or quality development, others on pedestrian orientation, or perhaps the mix of businesses to serve the surrounding area. A set of policies for the Benson Hill Business District is not proposed as part of this review, but would likely be written following annexation to guide future development in this area based upon the identified needs and future vision of the community.

Area #8

Area #8 includes primarily the Benson Hill Shopping Center and several other established commercial business, and several vacant commercial infill sites. The area is designated for CC land use in the Renton Comprehensive Plan. Possible zoning classifications under the CC designation include CO and CA.

It is recommended that this designation be retained and expanded to the first row of properties along 108th Ave SE, and expanded on the south side of Petrovitsky Rd to the first parcel east of 110th Ave SE and expanded to include a triangular parcel to the north of Carr Road, and four properties south of Carr Rd. These parcels are already developed with commercial uses or have commercial infill potential. The parcels in the expanded area of approximately 26 parcels are currently shown as RMD and will require a change to CC.

Businesses in this area are located on and have access to the principal arterial, Petrovitsky Road. This area has high traffic volumes, and an existing land use pattern characterized by strip commercial (*Policy LU-334*). A wide range of low and medium intensity office, service and retail uses are present (*Policy LU-337*) as are restaurants, and big box retail uses (*Policy LU-336*).

Area #10

This study area is currently designated CC along Talbot Rd and Carr Rd, and with RS. Retention of both designations is recommended. The CC designation should be expanded to include four parcels with frontage on Carr Rd and one large, deep parcel with frontage on Talbot Rd. These five parcels are now designated RS and require an amendment to CC. The recommended zoning for the commercial designation in this area is CO. The uses in this area include existing professional office that are part of the Valley Medical node of medical and related services. Existing developments are small office buildings with surface parking lots. This zoning recommendation is consistent with *Policy LU-340* stating that small-scale medical uses associated with major institutions should be located in the portions of CC with CO zoning.

The RS portion of Area #10 should be retained as modified by the re-mapping to CC, and should be zoned R-8. The existing subdivisions in this area are developed at the range of density allowed in the R-8 zone and zoning of this area as R-8 is consistent with *Policy LU-147*, and *Policy LU-148*, which provide for density of four to eight dwelling units per acre with a minimum lot size of 5,000 square feet. These developed neighborhoods have no additional development potential. Existing development is consistent with *Policy LU-151 and LU-152*, addressing height, lot size, lot width, setbacks, open space, and landscaping.

Area #9

This study area is shown as RMD in Renton's Comprehensive Plan, and is developed with existing multi-family uses. RMF infill is the best fit for the area in terms of use types and density. There are also several vacant infill sites in this area with County R-24 zoning. The RMF designation is intended to provide a "*range of living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life.*" (Purpose Statement p. IX-32) Densities are 20 dwelling units per acre (*Policy LU-185*). *Policy LU-182* states that RMF should occur in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density

uses. The existing uses in this area are the 74-unit Vista Highlands Apartments, and the Summer Hill Apartments. Both projects meet the definitions and policies typical of RMF developments.

Two vacant parcels in this area do not meet the mapping criteria of *Policy LU-184*. They do not abut an existing RMF designation on two sides. It is recommended that these parcels be retained in the existing RMD designation and be given R-14 zoning. This designation allows 14 dwelling units per net acre and has a bonus up to 18 dwelling units per acre. A non-profit housing project addressing the needs of low-income households below 50 percent of median income can be developed using a bonus up to 30 dwelling units per acre.

These two vacant parcels are contiguous to an already established R-14 designation within the existing city limits and therefore meet the mapping criteria of *Policy LU-159* (Criteria 3). The parcels are also contiguous to a CC designation (Criteria 2), have access from an arterial (Criteria 1), can be buffered from single-family, and developed at the appropriate density range given environmental constraints (Criteria 5).

REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT GROUP D:

The proposed amendments for CC and RMD designations reviewed in Analysis Areas #4, #8, #9, and #10 meet the review criteria in RMC 4-9-020G.

The request supports the vision embodied in the Comprehensive Plan, by providing sufficient land capacity to accommodate future growth, including Renton's share of projected regional housing needs, while maintaining the quality of life in new and established neighborhoods (Vision p. II-2, paragraph 2) and by implementing the concept that urban living provides both choice and balanced opportunities for residents: employment and housing, recreation and religion, goods and services (Vision P II-3 paragraph 2). The multi-family and commercial land use and zoning recommendations supports this portion of the vision by providing for conforming zoning for existing uses, opportunities for residential infill, and zoning to support commercial land use.

COMPREHENSIVE PLAN COMPLIANCE:

The recommended changes comply with the goals, objectives, and policies of the Comprehensive Plan as indicated the analysis for Amendment Group D.

ZONING CONCURRENCY:

The proposed zoning of CA and CO implements the CC land use designation and proposed zoning of R-8 implements the RS designation in the Comprehensive Plan.

DECISION CRITERIA FOR CHANGE OF ZONE CLASSIFICATION:

The proposed rezone must meet the review criteria in RMC 4-9-180F:

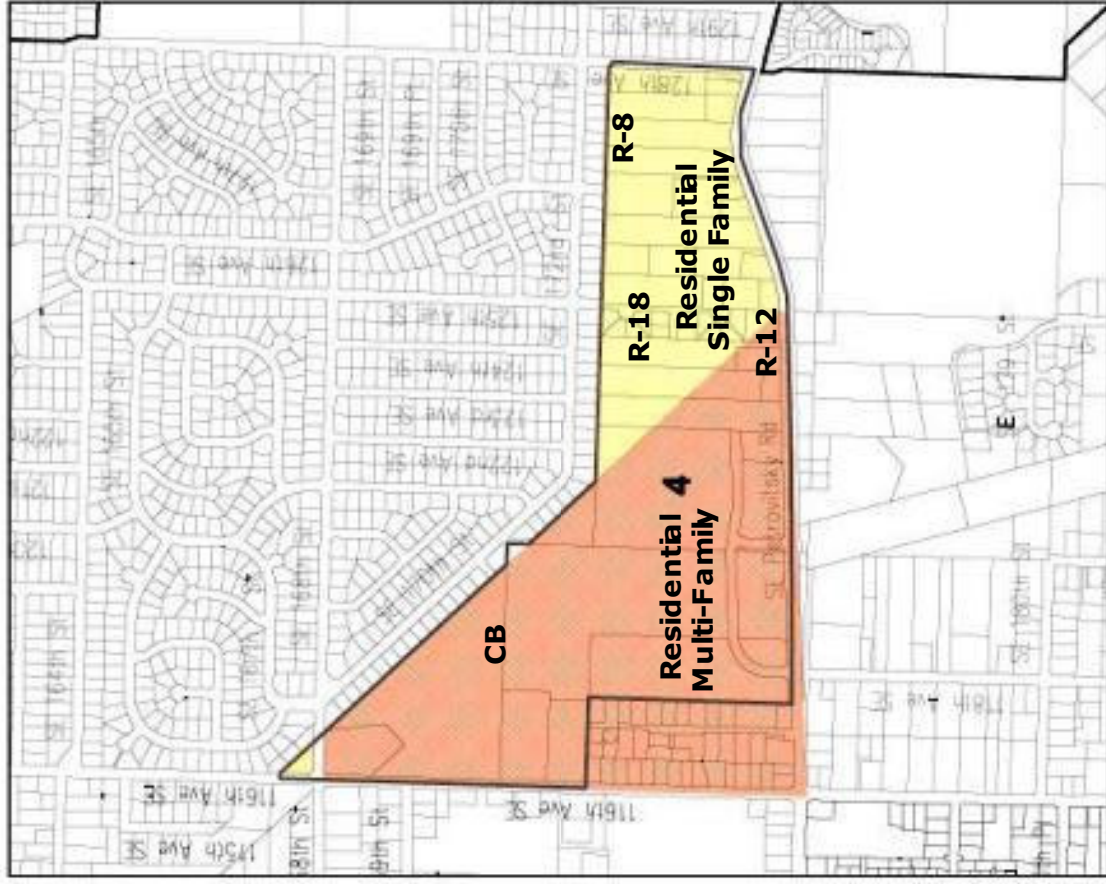
- a. *The proposed amendment meet the review criteria in RMC 4-9-020G; as indicated above and*
- b. *The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; The Comprehensive Plan Designation of Corridor Commercial is already established in most of this area. With the proposed expansion of CC, the designation required for proposed CA and CO zoning will be in place. Proposed amendments to the Comprehensive Plan provide the necessary*

Residential Multi-family designation for the proposed RMF zoning. The RS designation is in place for the proposed R-8 zoning and,

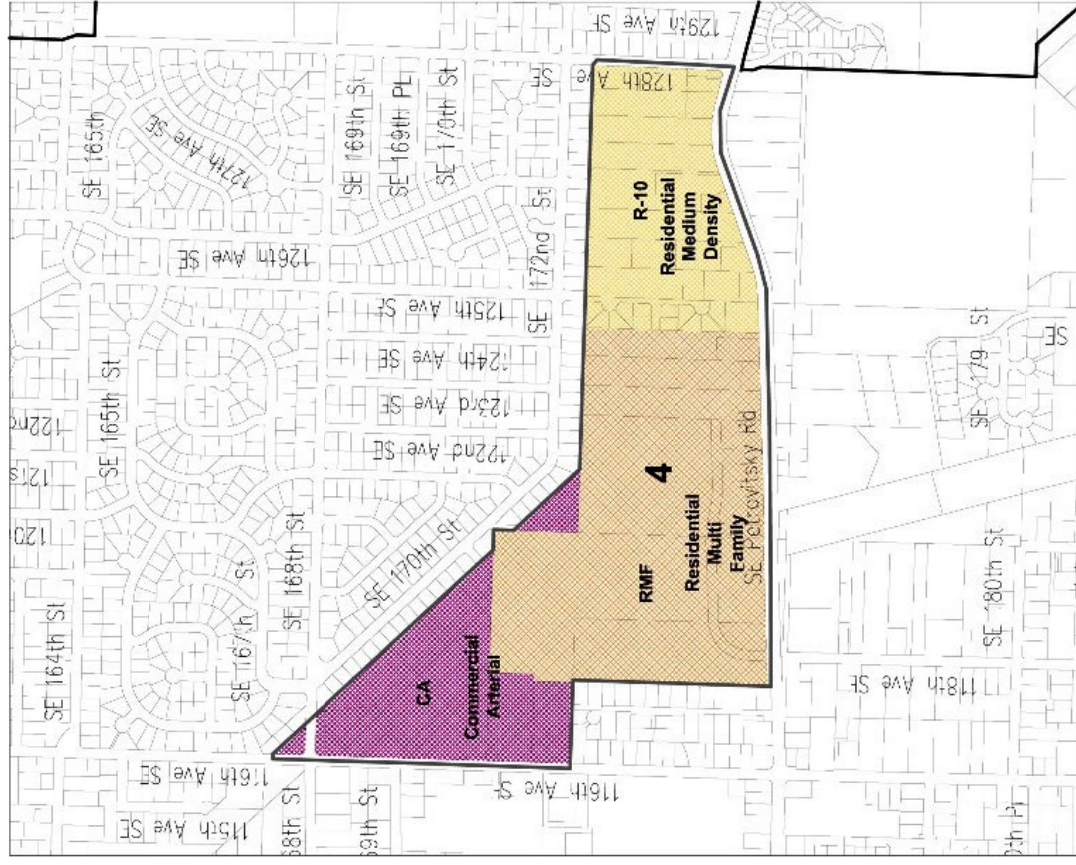
c. *The following circumstances applies:*

The subject reclassification to R-8, CA, and CO was not specifically considered at the time of the last area land use analysis and area zoning in 1995.

Maps Area 4

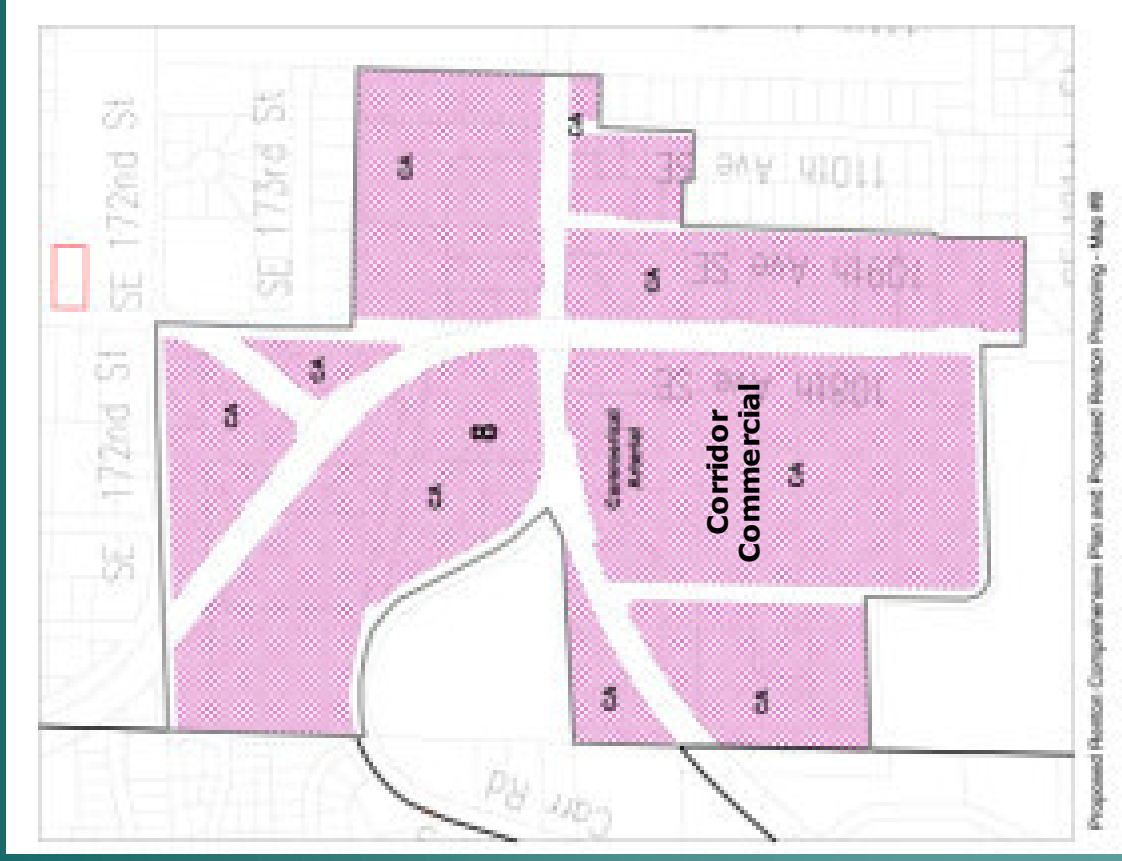
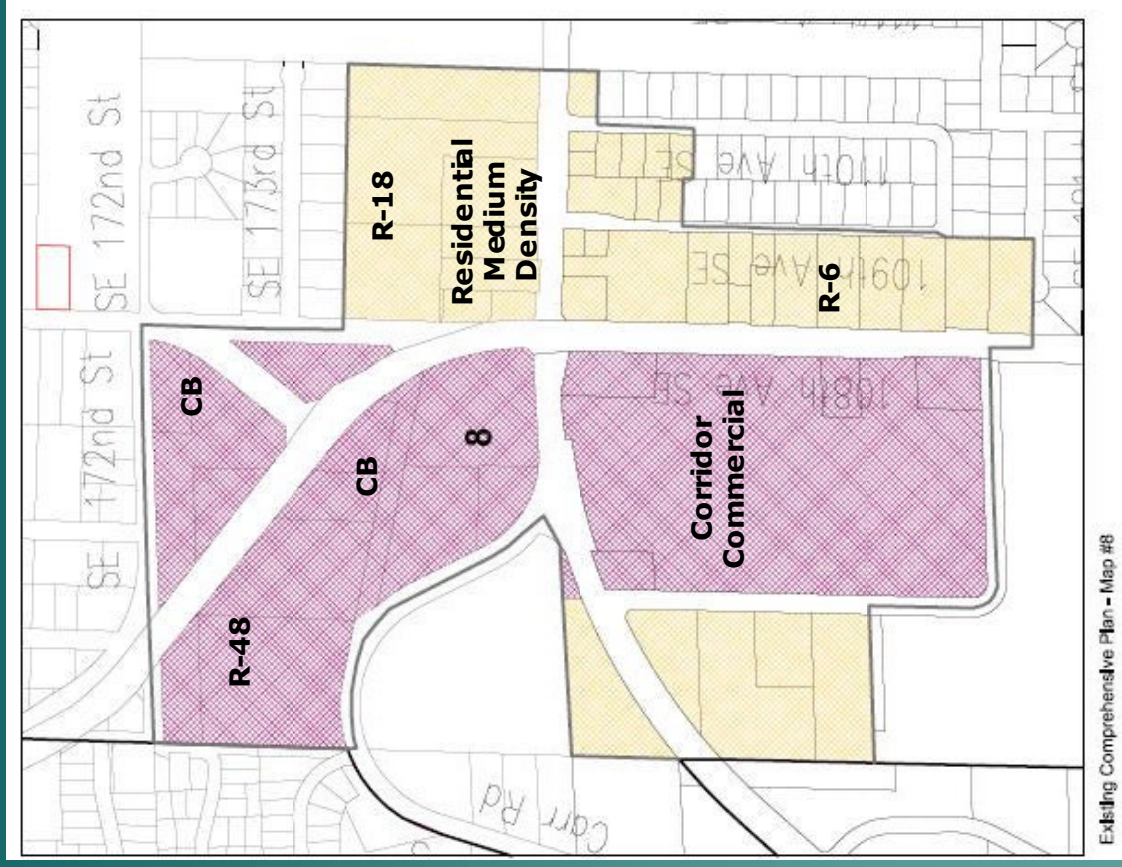


Existing Comprehensive Plan- Map #4

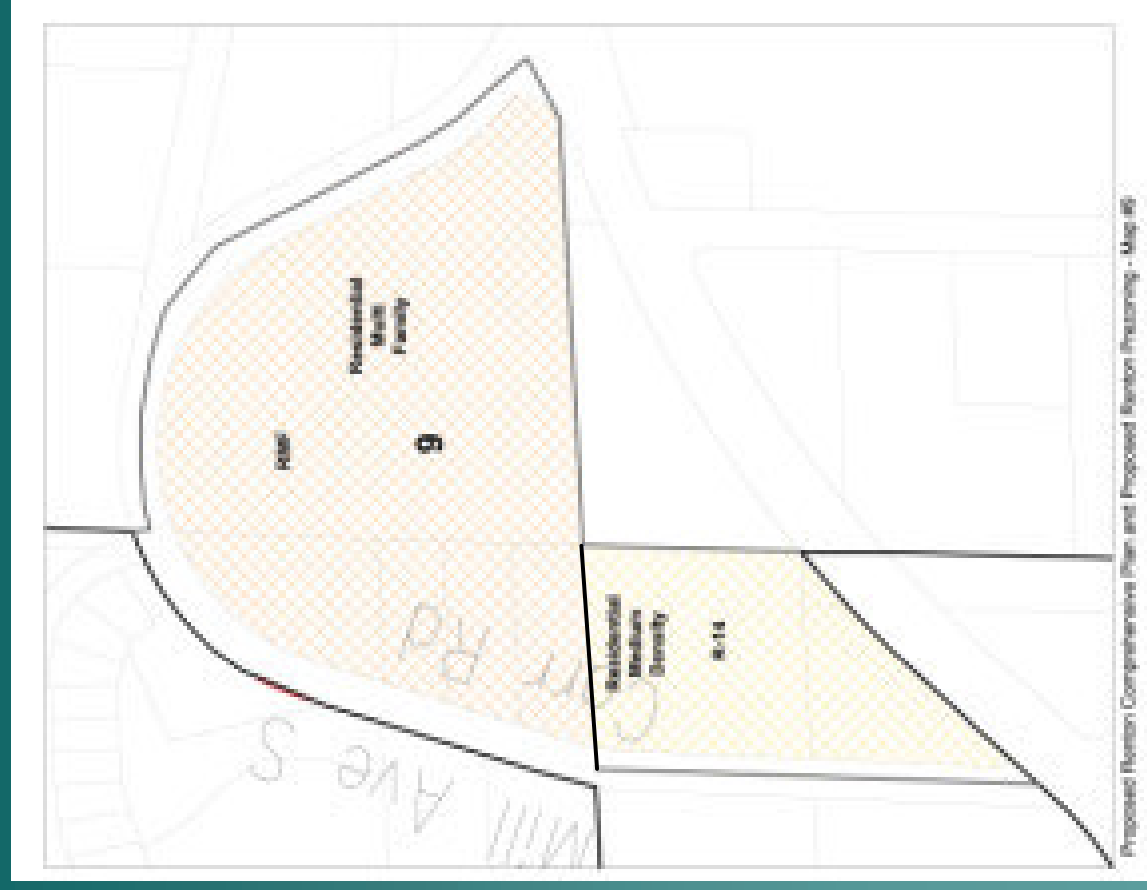


Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #4

Maps Area 8



Maps Area 9



Maps Area 10

